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For Sale

offers over **£285,000**



Rathbone Road SMETHWICK B67 5JF

Prime Properties in Smethwick Discover this three-bedroom End-terrace home on Rathbone Road, presented by Connells Bearwood. An ideal choice for investors seeking a well-connected property in a popular location. Contact Us Today - 0121 420 3611!

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Ground Floor

Living Room/Dining Room

A bright and spacious lounge featuring modern décor, a large front-facing window that brings in plenty of natural light, and contemporary flooring throughout. The room offers ample space for both seating and dining, complemented by a an elegant fireplace.

Kitchen

A modern kitchen featuring neutral décor, contemporary cabinetry, and a central breakfast bar offering practical workspace and seating. The room benefits from ample natural light through the rear glazed door, which opens out to the garden. Complete with integrated extractor hood, generous storage, and a versatile layout, this space is ideal for everyday cooking and dining.

Bathroom

A well-proportioned bathroom featuring a modern fitted bath with overhead shower and glass screen, complemented by contemporary patterned wall tiles. The space includes a wash basin, WC, and practical built-in storage.

Garden

A private fenced rear garden offering a long lawned area. The garden features a paved pathway and a useful storage shed at the far end.

First Floor

Bedroom One

Features double-glazed windows to the front aspect, a ceiling light point, and laminate flooring.

Bedroom Two

Features double-glazed windows to the rear aspect, a ceiling light point, and laminate flooring.

Bedroom Three

Features double-glazed windows to the rear aspect, a ceiling light point, and laminate flooring.

W.C

A modern W.C featuring contemporary half-tiled walls, a pedestal wash basin, a low-level WC. The room is finished in neutral tones and includes a heated towel rail and a small window for natural light and ventilation, creating a clean and practical space.



Agent Notes

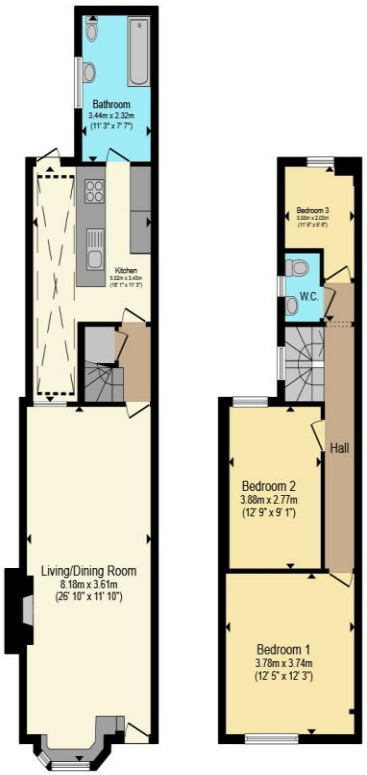
Please note that an AML fee of £80 inc VAT is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 95.6 m² (1,029 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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SMETHWICK B66 4AP

Property Ref: BEA312410 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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