Connells

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For Sale

offers over **£290,000**



Alexander Road Smethwick B67 5PZ

A beautifully presented three-bedroom semi-detached family home situated in a popular Bearwood location. Offering spacious accommodation throughout, a modern kitchen/diner, generous rear garden, and off-road parking, the property is positioned close to local amenities, schools and transport links.

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Porch

A useful, enclosed entrance porch providing access to the main hallway and offering space for coats and shoes.

Entrance Hallway

A welcoming hallway giving access to the principal ground floor rooms, with stairs rising to the first-floor accommodation.

Lounge

A spacious and inviting reception room featuring a bay window to the front elevation, allowing plenty of natural light to fill the space. Ideal for relaxing and entertaining.

Dining Room

A well-proportioned dining room situated between the lounge and kitchen, providing ample space for family dining and hosting guests.

Kitchen

Fitted with a range of wall and base units, offering generous worktop space and room for appliances, with access to the rear of the property.

Ground Floor Wc

Conveniently located off the kitchen area and comprising a single shower, a low-level WC and wash hand basin.

Bedroom One

A generous double bedroom positioned to the rear of the property, providing ample space for bedroom furniture.

Bedroom Two

A spacious double bedroom situated to the front elevation, benefiting from excellent natural light and plenty of room for wardrobes.

Bedroom Three

A versatile third bedroom, ideal as a child's room, nursery, dressing room, or home office.

Family Bathroom

A well-appointed family bathroom fitted with a bath, wash hand basin, and WC, serving all three bedrooms.



Rear Garden

A generous rear garden offering excellent outdoor space for the whole family to enjoy. Mainly laid to lawn with a patio area ideal for outdoor dining and entertaining, the garden provides ample room for children to play, gardening enthusiasts to enjoy, or simply to relax during the warmer months. Enclosed boundaries offer a good degree of privacy.

Aml

"Please note that an AML fee 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."











Ground Floor **First Floor**

Total floor area 88.0 m² (947 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: BEA313175 - 0001

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online
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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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