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# For Sale

# £258,000



## Shakespeare Road SMETHWICK B67 7HS

*Prime Properties in Smethwick* Discover this spacious three bedroom semi-detached on Shakespeare Road, proudly brought to you by Connells Bearwood. Perfect for families, commuters, or investors looking for a well-connected home in a popular location. *Contact Us Today 0121 420 3611*

# Shakespeare Road SMETHWICK B67 7HS

## Approach

A generous block-paved driveway provides ample off-road parking for multiple vehicles, leading to a welcoming porch entrance gaining access to the property.

## Ground Floor

### Living Room

A bright and welcoming reception room featuring a front-facing bay window allowing an abundance of natural light. The room is finished in neutral tones with white walls, grey feature wallpaper, wood-style flooring, and a central ceiling light. Internal doors provide access through to both the kitchen and the hallway.

### Kitchen

A bright and functional kitchen fitted with a range of matching wall and base units, complemented by wood-style work surfaces, tiled splashbacks, and wood-effect flooring. The space benefits from a central ceiling light and includes an integrated oven with gas hob and extractor above, along with space for freestanding appliances. A rear-facing window provides natural light, with double doors offering direct access to the rear garden.

### Garden

A private and low-maintenance rear garden, mainly laid with block paving and enclosed by fencing, providing a secure and practical outdoor space.

## First Floor

### Bedroom One

Features a front-facing window allowing natural light, with a radiator positioned beneath and a ceiling light point above. The room is decorated in neutral tones with white walls and benefits from fitted carpeted flooring.

### Bedroom Two

Features a rear-facing window allowing natural light, a ceiling light point above. The room is decorated in neutral tones with white walls and benefits from fitted carpeted flooring.

### Bedroom Three

Features a front-facing window allowing natural light, with a radiator positioned beneath and a ceiling light point above. The room is decorated in neutral tones with white walls and benefits from fitted carpeted flooring.

### Bathroom

A fully tiled bathroom fitted with a walk-in shower enclosure, low-level WC, and wash hand basin. The room benefits from a frosted rear-facing window allowing natural light while maintaining privacy, along with a ceiling light point.



## Second Floor

### Loft Room

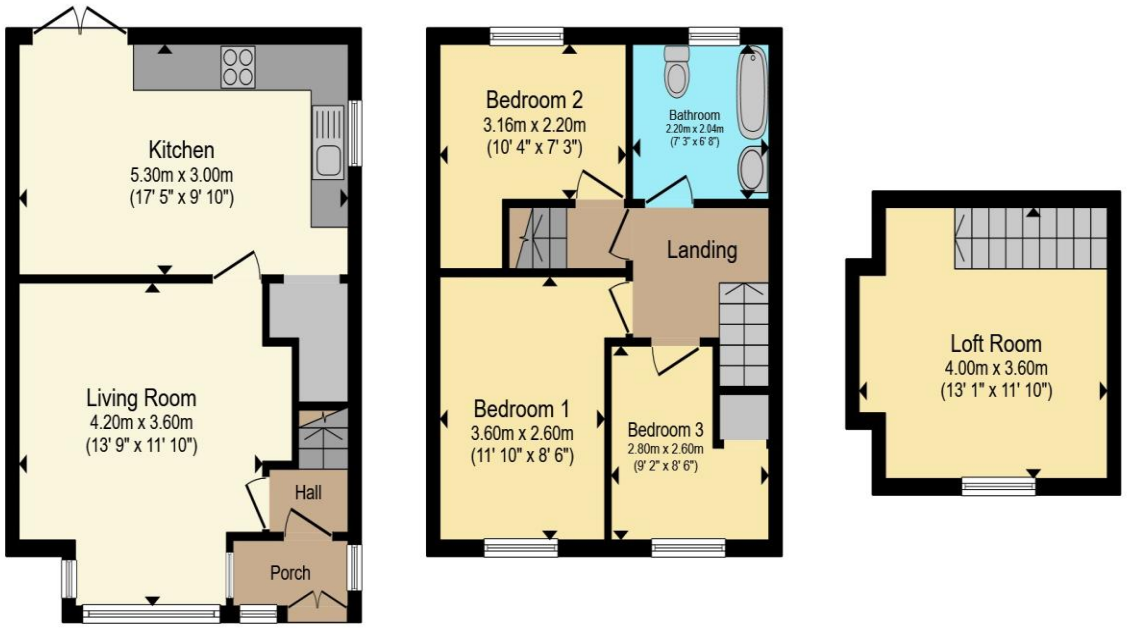
A versatile loft space, currently used as an additional bedroom, featuring a large front-facing window allowing plenty of natural light. The room includes a radiator positioned beneath the window and a ceiling light point above. Finished in neutral tones with white walls and fitted carpeted flooring.










Total floor area 85.4 m² (920 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: BEA312305 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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