Connells

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For Sale

offers in the region of **£205,000**



Broadmoor Avenue Smethwick B67 6JX

A well-presented three-bedroom family home situated in a popular residential location close to local amenities, schools, and excellent transport links. Offering spacious living accommodation, a fitted kitchen, family bathroom, and a private rear garden.

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Lounge

A bright and spacious reception room featuring a double glazed bay window to the front elevation, allowing plenty of natural light to flood the room and creating a welcoming living space for relaxing and entertaining.

Reception

A versatile second reception room offering additional living space, ideal as a dining room or family room, with convenient access through to the kitchen, making it perfectly suited to modern family living and entertaining.

Kitchen

A fitted kitchen comprising a range of wall and base units with complementary work surfaces, providing ample storage and preparation space. Conveniently located off the second reception room, creating a practical layout for everyday living and entertaining.

Bedroom 1

A spacious double bedroom situated to the rear of the property, enjoying pleasant views over the rear garden and providing ample space for bedroom furniture. Ideal as a comfortable main bedroom with plenty of natural light.

Bedroom 2

A well-proportioned double bedroom situated to the front of the property, offering ample space for freestanding furniture and benefiting from natural light, creating a bright and comfortable living space.

Bedroom 3

A comfortable single bedroom, ideal for use as a child's bedroom, nursery, dressing room, or home office. Benefiting from natural light and offering a versatile space to suit a variety of needs.

Bathroom

Comprising a bath with shower over, wash hand basin, and low-level WC. The bathroom offers a practical and functional space, complete with an obscured window providing natural light and ventilation.

Rear Garden

A generous rear garden, predominantly laid to lawn, providing an ideal outdoor space for families, entertaining, or enjoying the warmer months. Offering plenty of potential for keen gardeners and those seeking a private outdoor retreat.













Ground Floor **First Floor**

Total floor area 82.1 m² (883 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: BEA313140 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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