Connells

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For Sale

£325,000



Manor Road Smethwick B67 6SD

A spacious three-bedroom home in the heart of Smethwick featuring two reception rooms, a sun room, fitted kitchen, ground floor WC, family bathroom and a private rear garden. Ideally located close to local amenities, schools and transport links.

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Entrance Hall

Welcoming entrance hall providing access to the main living accommodation, with stairs rising to the first floor and useful WC

Dining Room

A well-proportioned dining room providing the perfect setting for family meals and entertaining guests, with convenient access to both the lounge and kitchen.

Lounge

A spacious and comfortable reception room offering ample space for a range of seating arrangements. A bright and inviting space, ideal for everyday family living and relaxation.

Conservatory

A versatile additional reception area enjoying views over the rear garden, ideal as a sitting room, playroom, home office or dining space.

Kitchen

A fitted kitchen offering a range of wall and base units with work surface space, room for appliances and direct access to the sun room.

Bedroom One

A generous double bedroom positioned to the rear of the property, offering ample space for wardrobes and additional bedroom furniture.

Bedroom Two

A well-sized double bedroom with plenty of natural light, making it ideal as a principal or guest bedroom.

Bedroom Three

A good-sized third bedroom suitable for a child's room, home office or nursery.

Family Bathroom

Fitted with a bath, wash hand basin and WC, serving all three bedrooms and completing the first-floor accommodation.

Rear Garden

A large enclosed rear garden and side access, offering excellent potential to extend (subject to the necessary planning permissions). The outdoor space features a large patio area and lawn, making it ideal for families and entertaining.













Ground Floor **First Floor**

Total floor area 115.7 m² (1,245 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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To view this property please contact Connells on

T 0121 420 3611
E bearwood@connells.co.uk

122-123 Poplar Road Bearwood
SMETHWICK B66 4AP

Property Ref: BEA312628 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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