



# SOUL ESTATES

## SALES & LETTINGS

### TO LET - 3 BEDROOM HOUSE

**Topsham Road, Smethwick, B67**

**£1,300 PCM**

Soul Estates are proud to present this well-presented 3-bedroom mid-terraced house, to Let. This perfect family home is situated in a very popular area of Smethwick, with Outstanding and Good Ofsted rated schools situated close by. The house is close to Smethwick High Street, Devonshire Infant & Junior Academy, Holly Lodge High School, and Smethwick Galton Bridge Train Station.

The property offers an entrance going off to the spacious first reception room, followed by the second reception, a kitchen, and a family bathroom to the rear. A family kitchen with a range of wall and base units to match, splashback tiling, and a free-standing gas cooker.

Stairs lead to the first-floor landing, leading to two good-sized double bedrooms and a large single bedroom. The property also benefits from gas central heating and double glazing, as well as a low-maintenance front and rear garden, with ample on-street parking.

✓ **NEWLY REFURBISHED PROPERTY**

✓ **TWO RECEPTION ROOMS**

✓ **THREE BEDROOMS**

✓ **GOOD SCHOOLS AND LOCAL AMENITIES**















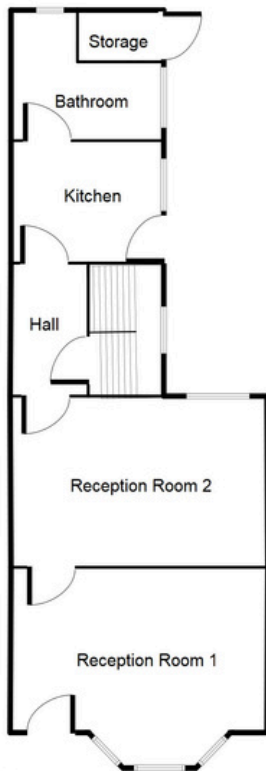
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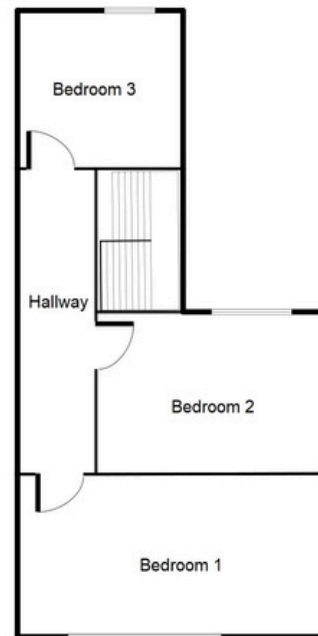
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Ground Floor



This floorplan is just an example, this is not to scale.  
Please see description for exact room sizes.  
(c) Soul Estates

First Floor



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Please see description for exact room sizes.  
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**Reception Room 1:**

12' 11" x 12' 3" (3.93m x 3.73m)

**Reception Room 2:**

11' 0" x 12' 3" (3.35m x 3.73m)

**Kitchen:**

10' 4" x 7' 4" (3.15m x 2.23m)

**Family Bathroom:**

8' 11" x 7' 4" (2.72m x 2.23m)

**Hallway:**

17' 3" x 2' 6" (5.25m x 0.76m)

**Bedroom 1:**

10' 11" x 14' 8" (3.32m x 4.47m)

**Bedroom 2:**

11' 7" x 11' 7" (3.53m x 3.53m)

**Bedroom 3:**

10' 1" x 7' 2" (3.07m x 2.18m)