



## 51 Greenfield Road

, Smethwick, B67 6SE

**£260,000**



GREAT LOCATION for this 3 Bed Semi Detached Property that features OFF road parking for 2 cars, Welcoming Hallway, 27ft long Lounge / Diner, Kitchen, 3 Good Sized Bedrooms and a family Bathroom. With a STUNNING rear garden this is a property that demands closer inspection



**Property Description**  
IDEALLY LOCATED in this popular residential area this WELL PRESENTED 3 Bed Semi Detached Property deserves internal inspection.

Set Back from the road and offering off road parking for 2 cars this lovely property offers....

Welcoming Hallway laid with laminate  
Modern Kitchen - with a range of wall and base units  
Through Lounge Diner which is over 27ft in length  
Master Bedroom with views over the Rear Garden  
Second Double Bedroom to the Front of the property  
Third Bedroom a good sized single  
Contemporary Bathroom with a white suite

ABSOLUTELY AMAZING Rear Garden - ideal for entertaining and providing a STUNNING SPACE for children to play.

A PROPERTY that DEMANDS a closer look

Entrance Hallway  
Welcoming Hallway laid with laminate and having door to Lounge, opening to Kitchen, under-stairs cupboard and stairs to the first floor  
Through Lounge / Diner 3.62m (11'11") x 8.35m (27'5")  
Lovely Lounge / Diner which features....

Lounge Area with brick fireplace and having two windows looking out over the rear garden. Having an open archway leading trough to the...

Dining Area with window to the front elevation and door to Hallway

CONTEMPORARY Kitchen with a range of wall and base units, stainless steel sink unit, gas hob with electric oven (an extractor fan over) all finished off with tiled splash back and tiled flooring

Bedroom 1 4.56m (15') x 3.62m (11'11")  
Lovely Large and Airy Main Bedroom (15ft in length) with two windows giving lovely views over the picturesque rear garden

Bedroom 2 3.65m (12') x 2.74m (9')  
Second Double Bedroom with window overlooking the front elevation

Bedroom 3 2.92m (9'7") x 2.11m (6'11")  
Good Sized Third Bedroom (no small box rooms here !) with window to the Rear

Bathroom  
Modern Bathroom with a white suite of Bath (with electric shower over) , WC and wash hand basin.

Rear Garden  
ABSOLUTELY STUNNING and IMPECCABLY presented Rear Garden featuring.....

Upper Area with patio area 9with established border, brick built shed and outside WC as well as an area laid to lawn

Lower Level featuring lawn with borders of established plants and shrubs, two decked areas as well as a garden shed

**Entrance Hallway**

**Throigh Lounge / Diner**  
27'4" by 11'10" (8.35 by 3.62)

**Kitchen**

**Bedroom 1**  
14'11" by 11'10" (4.56 by 3.62)

**Bedroom 2**  
11'11" by 8'11" (3.65 by 2.74)

**Bedroom 3**  
9'6" by 6'11" (2.92 by 2.11)

**Bathroom**

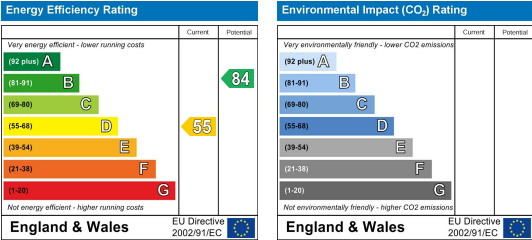
**Rear Garden**

**Area Map**



**Floor Plans**

**Energy Efficiency Graph**



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