



AARON TONKS POWERED BY exp TM UK

@ aaron.tonks@exp.uk.com

arontonks.exp.uk.com

07895 685 485

59 Auckland Road
Offers Over £260,000

3 1 1



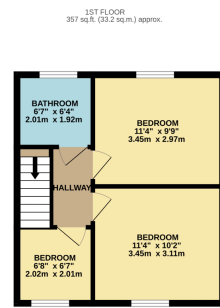
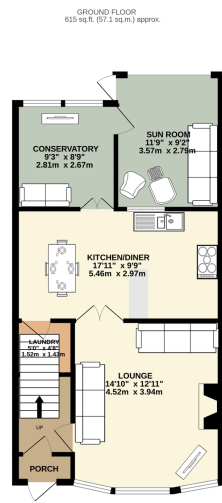
Please quote reference AT0132

Calling all first time buyers & families to see this exceptional three bedroom semi detached home that is in a beautiful, well maintained condition throughout. Having been kept to a high standard for many years, it is now time for it's new chapter. Auckland Road is situated very conveniently for schools & transport links, having Devonshire Infant & Junior Schools, Holly Lodge & Crocketts Schools on it's doorstep & being within a mile of Rolfe Street & Galton Bridge Train Stations.

This truly impressive family home is ready to move straight into as every inch has been maintained & it offers a wealth of living space. Set back from the road behind a pleasant front garden & driveway, it comprises of an entrance porch, reception hallway, the most cosy separate large lounge that gives the option of keeping it open & flowing through to the kitchen/diner, or having double doors to close it off if you prefer it completely separate. Head on through to a most stunning open plan kitchen/diner that is sure to be the heart of the home when having family & friends round, having newly fitted integrated appliances including double oven, microwave, hob, extractor & dishwasher. The dining space affords space for a large dining table & chairs, and this flows perfectly into the added conservatory providing extra space. Even further, there is another conservatory that is currently utilised as a leisure space & the ideal place to relax! This partners with an amazing well maintained rear garden that has its very own bar, good sized patio area stepping up onto a picture perfect grassed area. Conveniently there is also side access to the front of the house.

The stairs taking you to the first floor can be found in the entrance hall & will lead you to the master bedroom with convenient fitted wardrobes, a large second double bedroom & a third good sized single bedroom that fits a single bed plus furniture. The house bathroom has been modernised in recent years & has a contemporary white suite including bath, overhead shower, wash hand basin. WC & space for a storage unit. Another good feature is





TOTAL FLOOR AREA: 972 sq ft. (90.3 sq m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplans, the agent does not warrant the accuracy of the floorplans and does not accept any liability for any errors or omissions. The floorplans are for information only and should not be used as a basis for any purchase. The actual floor area may vary from the floorplans and the agent does not warrant the accuracy of the floorplans.

- A most exceptional presented three bedroom semi
- Beautiful, immaculate condition throughout
- Off road parking
- Please quote ref AT0132
- Stunning open plan kitchen/ diner
- A wealth of living space including an added conservatory
- Very pleasant well maintained rear garden with garden bar
- Very popular part of Smethwick for families - 100 yards from Devonshire infant & junior schools
- Three good sized bedrooms
- Spacious rooms

