



# Grove.

FIND YOUR HOME

202 Waterloo Road, Smethwick B66 4NB

£795 Per Month



# Home with a view

A well-presented ground floor flat in a convenient Smethwick location, close to local shops, transport links and amenities.



*Grove loves...*











### Details

With on road parking to the front of the property and accessed via a front door entrance with internal door to the property, this modern ground floor flat offers flexible living.

Upon entering, the internal lobby leads to the front room with large square bay window and can be used as a front reception room and a central bedroom, or alternatively used with the bedroom to the front. The central room offers a window overlooking the rear garden. The modern kitchen with tiled splashback, space for utilities and large storage cupboard then leads to a further internal lobby with another large storage cupboard, access to the rear garden and door into the bathroom. The bathroom is offered with part tiled walls and shower over top of the bath. To the rear, the garden is also accessible via side gate entry and is part patio with lawn space and fenced boundaries.

### Location

Waterloo Road is set in a popular part of Smethwick, with excellent local amenities right on the doorstep. A variety of shops, supermarkets, cafés and takeaways are within walking distance, while nearby Cape Hill provides further retail and everyday conveniences. The property is well placed for commuters, with easy access to Birmingham City Centre (around 3 miles away) via regular bus services, and Smethwick Galton Bridge and Rolfe Street train stations offering quick rail connections across the West Midlands. The M5 motorway is also just a short drive, linking to the wider motorway network. Local parks, gyms and leisure facilities are close by, making it a great location for both work and downtime.







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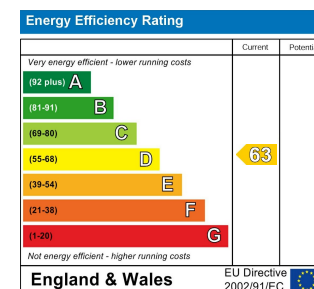












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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

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