



Connells

Abbey Road
Smethwick



Property Description

Viewing is highly recommended on this stunning traditional semi detached family home located within the much sought after Warley Woods area, this property is one not to miss out on. Inside the property is finished to a fantastic standard comprising of a spacious entrance hall, bright lounge, open plan living/dining area with modern fitted kitchen with integrated appliances, utility room, three good sized bedrooms & family bathroom. Outside benefits from off road parking to the front with double gates leading into the rear garden where you will find an outhouse with power & lighting, patio area & lawn. Call Connells now to view 0121 552 2671.

Entrance Hall

Having door to front, stairs to upper floor and under stairs storage.

Lounge

16' 2" into bay x 11' max (4.93m into bay x 3.35m max)

Having double glazed bay window, wall mounted radiator and fireplace.

Dining Room

12' 8" x 6' 11" (3.86m x 2.11m)

Dining area with french doors to the rear and wall mounted radiator.

Kitchen

6' 11" max x 6' max (2.11m max x 1.83m

max)

Wall and base units, sink/drainer integrated into roll top work surface, induction hob with electric oven, integrated fridge/freezer and dishwasher.

Utility Room

6' 11" max x 5' (2.11m max x 1.52m)

Wall and base units, plumbing for washing machine and door to the rear garden.

Landing

Doors leading to:

Bedroom One

12' 7" x 10' 9" max (3.84m x 3.28m max)

Having double glazed window and wall mounted radiator.

Bedroom Two

12' 7" x 9' 6" (3.84m x 2.90m)

Having double glazed window to front and wall mounted radiator.

Bedroom Three

9' 6" x 7' 2" (2.90m x 2.18m)

Having double glazed window to front and wall mounted radiator.

Rear Garden

Patio area with lawn area and large shed to the rear of the garden and fence boundaries.

Shower Room

Shower cubicle, with shower, wash hand basin, low level WC. under floor heating, wall to floor tiles and heated towel rail.

Front Of The Property

Driveway to front and gate access to the rear garden.









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.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/OLD311418



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