

for sale

offers in excess of **£185,000** Freehold



## Wattis Road Smethwick B67 5BB

This family home briefly comprises of; through lounge, fitted kitchen, two bedrooms, first floor family bathroom and rear garden. Could this be your ideal home or investment? Why not contact our Bearwood sales team today to get your interest registered and your viewing booked in on 0121 420 3611!

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# Property Details

## **Lounge** 9' 1" x 13' 4" ( 2.77m x 4.06m )

Double glazed bay window to front aspect, ceiling light point, radiator and laminate flooring.

## **Dining Room** 12' 4" x 11' 3" ( 3.76m x 3.43m )

Double glazed window to rear aspect, access to stairway and kitchen, ceiling light point, laminate flooring and radiator

## **Kitchen** 6' 4" x 9' 1" ( 1.93m x 2.77m )

Fully tiles, double glazed window to side aspect, door to rear garden, fitted kitchen with wall and base units, GCH boiler and ceiling light point.

## **Bedroom One** 12' 4" x 11' 2" ( 3.76m x 3.40m )

Double glazed window to front aspect, ceiling light point, radiator and carpeted flooring

## **Bedroom Two** 12' 3" x 11' 3" ( 3.73m x 3.43m )

Double glazed window to rear aspect, ceiling light point, radiator, carpeted flooring and storage cupboard with loft access.

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To view this property please contact Connells on

**T 0121 420 3611**  
**E [bearwood@connells.co.uk](mailto:bearwood@connells.co.uk)**

122-123 Poplar Road Bearwood  
SMETHWICK B66 4AP

**Tenure: Freehold**

**EPC Rating: D**

Property Ref: BEA310943 - 0011

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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