

for sale

offers in the region of **£230,000** Freehold



## Ramila Close SMETHWICK B66 1RF

This two bedroom detached property, briefly comprising of; lounge, fitted kitchen, with an en-suite from the master bedroom and an upstairs family bathroom. Call our sales team today to get your interest registered and your viewing booked in on 0121 420 3611!



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# Property Details

## Entrance Hall

Entering the property through a double glazed front door, radiator, laminate flooring and staircase rising to the first floor landing.

## Lounge 11' 7" x 16' 1" ( 3.53m x 4.90m )

Double glazed window to the rear aspect, radiator, telephone point, TV point, two ceiling lights, laminate flooring and double glazed patio doors.

## Kitchen 7' 5" x 13' ( 2.26m x 3.96m )

Double glazed window to the front aspect, fitted kitchen, wall and base units with work surfaces, part tiling, sink and drainer, electric oven, gas hob, cooker hood, radiator, plumbing for a washing machine and a dishwasher.

## First Floor Landing

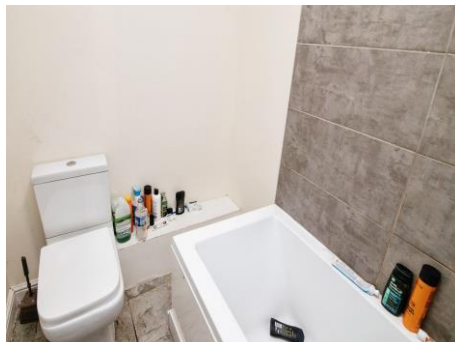
Staircase rising from the entrance hall, loft access, radiator and doors onto;

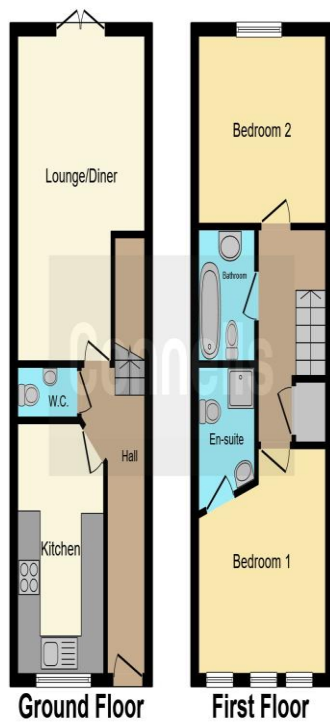
## Bedroom One 11' 11" x 11' 7" ( 3.63m x 3.53m )

Double glazed window to the front aspect, radiator, ceiling light point and laminate flooring en-suite bathroom.

## Bedroom Two 9' 4" x 11' 7" ( 2.84m x 3.53m )

Double glazed window to the rear aspect, radiator, ceiling light point and laminate flooring.





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: B**

Property Ref: BEA310981 - 0010

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.

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