

for sale

offers in excess of **£390,000** Freehold



Hidden Lock Smethwick B66 2EX

This well presented property is located in the heart of Smethwick, With **FOUR** bedrooms, **TWO** reception rooms and ground floor W/C. This property is located near Rolfe Street Train Station, and the new Birmingham Metropolitan Hospital. Ideal for a first time buyer or buy to let investor.

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Property Details

Ground Floor

Hallway

Doors leading into living room, kitchen and downstairs w.c, radiator and ceiling light point.

Reception Room

Double glazed bay window to front aspect, carpeted floor, ceiling light point and radiator.

Kitchen/ Diner

Double glazed patio doors out to garden, three sky lights, laminate flooring, fitted kitchen with range of wall and base units, sink with drainer and mixer tap, integrated double oven and six ring gas hob, extractor fan, spotlights, access to utility room and radiator.

W.C

Double glazed window to front aspect, w.c, hand wash basin, radiator and ceiling light point.

First Floor

Landing

Access to all bedrooms, family bathroom and storage cupboard, radiator and ceiling light point.

Bedroom One

Double glazed window to front aspect, access to en-suite, built in wardrobe, carpeted floor, radiator and ceiling light point.

En-Suite

Bedroom Two

Double glazed window to rear aspect, built in wardrobe, carpeted floor, radiator and ceiling light point.

Bedroom Three

Double glazed window to front aspect, built in wardrobe, carpeted floor, radiator and ceiling light point.

Bedroom Four

Double glazed window to front aspect, built in wardrobe, carpeted floor, radiator and ceiling light point.

Bathroom

Double glazed window to side aspect, bath, shower cubicle,

and wash basin, w.c, ceiling light point and radiator





To view this property please contact Connells on

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 SMETHWICK B66 4AP

Tenure: Freehold

EPC Rating: B

Property Ref: BEA310192 - 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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