

for sale

offers in the region of **£255,000** Freehold



## John Brooks Avenue Smethwick B66 3DN

- Energy Rating: B
- SPACIOUS LIVING
- KITCHEN SEPARATE FROM LOUNGE
- DRIVEWAY
- EN-SUITE TO MASTER BEDROOM



# Property Details

## Ground Floor

### Entrance Hallway

Entering the property through the front door, staircase rising to the First Floor Landing, under stairs cupboard, radiator, ceiling light point, wooden flooring.

### Lounge 15' 1" x 13' (4.60m x 3.96m)

Double glazed window to the rear aspect, TV point, telephone point, two ceiling light points, wooden flooring, and double glazed Patio doors giving access to the rear garden.

### Kitchen / Diner 9' x 8' 3" (2.74m x 2.51m)

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

## First Floor

### First Floor Landing

Staircase rising from the Entrance Hallway, ceiling light point, carpeted flooring, doors giving access to;

### Bedroom One 11' 8" x 9' 2" (3.56m x 2.79m)

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

### En-Suite 6' 4" x 4' 8" (1.93m x 1.42m)

Double glazed window to the rear aspect, shower cubicle, wash hand basin, low level w/c, and part tiled.

### Bedroom Two 11' 2" x 9' 4" (3.40m x 2.84m)

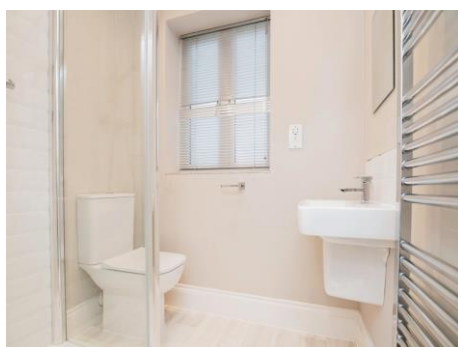
Double glazed window to the rear aspect, radiator, ceiling light point, and carpeted flooring.

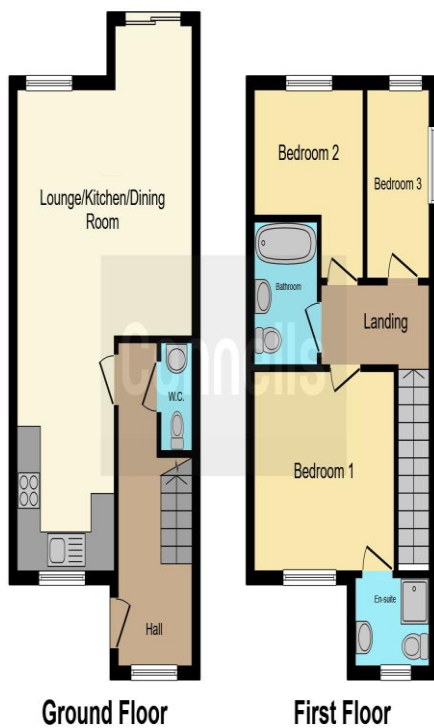
### Bedroom Three 11' 2" x 5' 4" (3.40m x 1.63m)

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

### Bathroom 7' 9" x 5' 6" (2.36m x 1.68m)

Bath with overhead shower, wash hand basin, low level w/c, ceiling light point, part tiling.





To view this property please contact Connells on

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**Tenure: Freehold**

**EPC Rating: B**

Property Ref: BEA311167 - 0003

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.

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