

for sale

**£400,000** Freehold



## Barrett Street SMETHWICK B66 4SE

Located a short stroll from the renowned Birmingham Metropolitan Hospital, this large home presents an excellent opportunity for health care professionals or those seeking convenience and proximity to superior medical facilities. Benefiting from excellent transport connections.

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# Property Details

## Ground Floor

### Hallway

Door to downstairs W.C., door to storage cupboard, door to living room, door to kitchen, laminate flooring, and radiator.

### W.C. 5' 9" x 3' 1" ( 1.75m x 0.94m )

Hand wash basin, W.C, ceiling light point, radiator, with laminate flooring.

### Living Room 11' 3" x 21' 3" ( 3.43m x 6.48m )

Double glazed bay window to front aspect, double doors to dining room, two ceiling light points, carpeted flooring, and radiators.

### Dining Room 10' 2" x 10' 9" ( 3.10m x 3.28m )

Double glazed patio door to rear garden, laminate flooring, ceiling light point, door to kitchen and radiator.

### Kitchen 8' 4" x 10' 9" ( 2.54m x 3.28m )

Double glazed window to rear aspect, tiled flooring, part tiled walls, fitted kitchen with a range of wall and base units, ceiling light points, plumbing for dishwasher, sink and drainer with mixer tap and radiator.

## First Floor

### Landing

Carpeted, ceiling light point, radiator, doors leading to bathroom, bedrooms, and study.

### Study 7' 1" x 8' 6" ( 2.16m x 2.59m )

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

### Bedroom One 13' 1" x 11' 3" ( 3.99m x 3.43m )

Master bedroom, double glazed window to front aspect, built in storage, ceiling light point, carpeted, door to en-suite and radiator.

### En Suite 3' 11" x 7' 7" ( 1.19m x 2.31m )

Shower cubicle, hand wash basin, W.C., radiator and ceiling light point.

### Bathroom

Hand wash basin, W.C, bath with mixer taps, partly tiled, lingo flooring and radiator.

### Bedroom Four 10' 9" x 11' 5" ( 3.28m x 3.48m )

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

### Bedroom Five 8' 7" x 10' 9" ( 2.62m x 3.28m )

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

## Second Floor

### Landing

Carpeted, ceiling light point, radiator, doors leading to bedrooms and linen room.

### Bedroom Two 11' 4" x 15' 4" ( 3.45m x 4.67m )

Double glazed window to front aspect, built in storage, door to shower room, carpeted, radiator.

### Bedroom Three 15' 4" x 11' 4" ( 4.67m x 3.45m )

Two Velux windows, door to shower room, carpeted, ceiling light point and radiator.

### Bedroom Six 6' 4" x 6' 2" ( 1.93m x 1.88m )

Velux window, carpeted, ceiling light point and radiator.

### Jack & Jill Shower Room 6' 6" x 6' 3" ( 1.98m x 1.91m )

Shower cubicle, hand wash basin, W.C., radiator, and ceiling light point.

### Boiler/linen Room

Central heating boiler and ceiling light point.

### Garage

with lighting and up and over garage door.





To view this property please contact Connells on

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**Tenure: Freehold**

**EPC Rating: C**

Property Ref: BEA311118 - 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.

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