

for sale

offers in the region of **£380,000** Freehold



## Barclay Road Smethwick B67 5LA

THREE BEDROOM Family Home in the PRIME location of Bearwood.

Indulge in the epitome of sophistication with this exquisite 3-bedroom Victorian Terrace,

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# Property Details

## Front Aspect

Upon access to this Victorian terraced property you have a front garden area. This allows plenty of space to store bins and also allowing the space between the foot path and your home.

## Hallway

The best feature is the minton tile flooring across the Hallway, ceiling light point and radiator. plenty of space upon entrance of the property, as well as giving access to both reception rooms, kitchen/diner and stairs to the first floor. Additionally there is access to a under stair storage area.

## Reception Room One 12' x 10' 2" ( 3.66m x 3.10m )

Double glazed bay window to front aspect, beautiful stained oak wood floors, original fireplace with coal burning fire, picture rail, fitted selves, ceiling light point and radiator.

## Reception Room Two 12' 9" x 10' 2" ( 3.89m x 3.10m )

Beautiful stained oak wood floor, fireplace with gas fire, picture rail, full length double glazed window to rear aspect, double radiator, ceiling light point.

## Kitchen/ Diner

Fantastic real wood fitted kitchen, spot lights, feature light fitting, bayed double glazed window to side aspect and double glazed window over sink to garden view. Laminate flooring, sink with mixer tap and separate drainer, space for dryer and oven/hob, space for fridge and freezer, plumbing for washing machine, door to garden.

## Rear Garden

Paving stones with flower beds.

## Landing

Access to bedrooms and bathroom.

## Bedroom One 12' 9" x 15' 7" ( 3.89m x 4.75m )

Two double glazed windows to front aspect, solid wood floors, ceiling light point and radiator.

## Bedroom Two 12' x 12' 3" ( 3.66m x 3.73m )

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

## Bedroom Three 10' 4" x 8' 4" ( 3.15m x 2.54m )

Large double glazed window to rear aspect, laminate flooring, ceiling light point and radiator.

## Bathroom

Frosted double glazed window to side aspect, tiled floor, tiled walls, w.c, bath with shower, hand wash basin, ceiling light point, fan and towel rail.





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: BEA311183 - 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.

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