

for sale

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



## Barclay Road Smethwick B67 5LA

Wonderful THREE BEDROOM Family Home in the PRIME location of Bearwood.

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

Available for viewings NOW call us on 0121 420 3611!

Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes



# 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 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, with 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, spotlights, 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 )

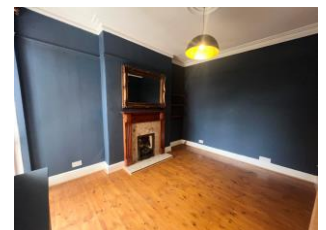
Double glazed window to side rear aspect, laminate flooring, ceiling light point and radiator.

## 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 - 0013

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)