

for sale

offers in the region of **£265,000** Freehold



## Waterloo Road Smethwick B66 4JN

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# Property Details

## Ground Floor

### Porch

### Hall

Doors the reception rooms, stairs to first floor, radiator and ceiling light point.

### Reception Room One

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

### Reception Room Two

Double glazed window to rear aspect, door to kitchen, carpeted floor, ceiling light and radiator.

### Kitchen

Double glazed bay window to side aspect, double glazed window to rear aspect, lino flooring, part tiled walls, kitchen wall and base units, sink with drainer and mixer tap, ceiling light point and radiator.

## First Floor

### Landing

Doors leading to all bedrooms and bathroom, ceiling light point and radiator.

### Bedroom One

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

### Bedroom Two

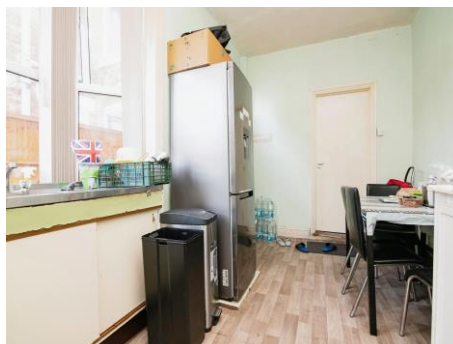
Double glazed window to rear aspect, carpeted floor, ceiling light point and radiator.

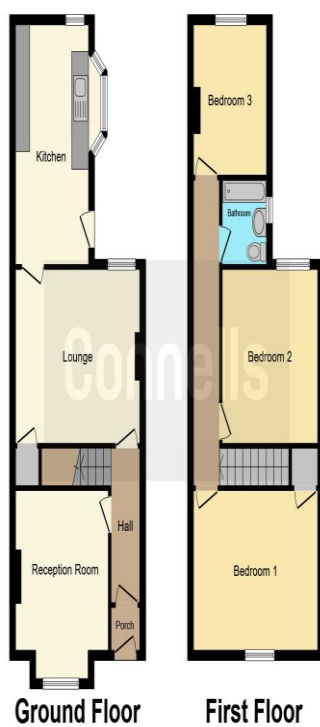
### Bedroom Three

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

### Bathroom

Double glazed window to side aspect, lino flooring, part tiled walls, bath, w.c, hand wash basin and radiator.





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: BEA311213 - 0013

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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