

for sale

offers in the region of **£209,500** Freehold



## Katherine Road Smethwick B67 5RF

Take a look at this modern, fantastically located property on Katherine Road.

Indulge in this beautifully presented three-bedroom terraced house in Bearwood.

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# Property Details

## Porch

## Hallway

Ceiling light point and radiator. Access unto;

## Lounge

Situated at the front of the property with a large double glazed bay window allowing in plenty of light into the room. With carpeted floor, ceiling light point, access to stairs to first floor, storage cupboard and radiator.

## Dining Room

Second reception room with double glazed window to rear of the property. With wood carpeted floor, ceiling light point and radiator.

## Kitchen

Fully fitted kitchen including a range of wall and base units, four ring gas hob, integrated oven and cooker hood. Sink with drainer and mixer tap. Two double glazed windows to side aspect of the property. With lino flooring and part tiled walls, spotlights and radiator. With access to family bathroom and door to back garden.

## Bathroom

Fully tiled family bathroom with bath and overhead electric shower, hand wash basin and W.C. Frosted double glazed window to rear aspect, radiator, lino flooring and ceiling light point.

## Landing

Ceiling light point radiator. Access unto;

## Bedroom One

Spacious master bedroom situated and the front of the property, with double glazed window to front aspect. With carpeted floor, radiator and ceiling light point.

## Bedroom Two

Double bedroom with double glazed window to rear aspect, ceiling light point and radiator.

## Bedroom Three

Single bedroom with double glazed window to rear aspect, ceiling light point 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: BEA311222 - 0022

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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