

for sale

£180,000 Freehold



Lewisham Road Smethwick B66 2DH

This property is located in the heart of Smethwick, with TWO bedrooms, TWO reception rooms, and ground floor family bathroom and extended to rear. This property is located near Rolfe street train station, and the new Birmingham Metropolitan Hospital. Ideal for a first time buyer or buy to let investor.

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Property Details

First Floor

Reception Room One 11' 8" x 11' 1" (3.56m x 3.38m)

Reception Room Two 11' 8" x 11' 8" (3.56m x 3.56m)

Window looking into lean to, ceiling light point, carpeted flooring, door to stairs to first floor.

Kitchen 6' 5" x 14' 4" (1.96m x 4.37m)

Fitted kitchen with range of wall and base units, sink with mixer tap, window looking into lean to, ceiling light point, plumbing for washing machine and door out to lean to.

Lean To

Access to garden and w.c and storage/office room.

W.C

W.C

Storage/ Office

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

First Floor

Landing

Doors to bedrooms and bathroom and ceiling light point.

Bedroom One 11' 4" x 13' 7" (3.45m x 4.14m)

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

Bedroom Two 11' 1" x 10' 8" (3.38m x 3.25m)

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

Bathroom

Double glazed window to rear aspect, ceiling light point, w.c, bath with shower, hand wash basin with mixer taps, tiled floor, tiled walls.





To view this property please contact Connells on

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SMETHWICK B66 4AP

Tenure: Freehold

EPC Rating: D

Property Ref: BEA311295 - 0005

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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