

for sale

offers in the region of **£225,000** Freehold



Trinder Road Smethwick B67 5NU

*****NO UPWARD CHAIN***** Three Bedroom Family Home in the PRIME location. Discover the perfect blend of comfort and contemporary living in this modern family home. Available for viewings NOW call us on 0121 420 3611!



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Property Details

Front Aspect

Entrance Hall

Ceiling light point, radiator and stair to first floor.

Reception Room 13' 7" x 11' 8" (4.14m x 3.56m)

Double glazed window to front aspect, wood laminate floor, fireplace, ceiling light point, door to kitchen and utility and radiator.

Kitchen 13' 11" x 9' 9" (4.24m x 2.97m)

Double glazed window to rear aspect, door leading to back garden, storage cupboard, access to utility, fitted kitchen with range of wall and base units, sink with drainer and mixer tap, integrated hob with four ring gas hob, extractor fan, central heater boiler, ceiling light point and radiator,

Rear Garden

Large lawn with patio area.

Bedroom One 10' 10" x 10' 3" (3.30m x 3.12m)

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

Bedroom Two 11' 6" x 8' 5" (3.51m x 2.57m)

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

Bedroom Three 8' 2" x 4' 11" (2.49m x 1.50m)

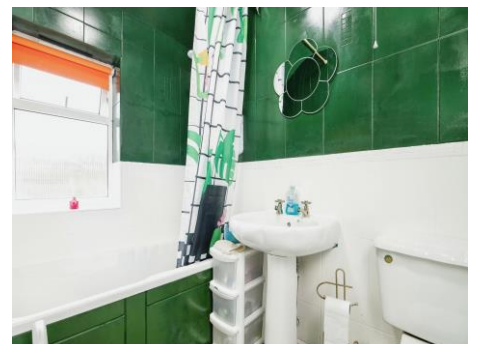
Double glazed window to front aspect, carpeted floor, radiator, ceiling light point and storage cupboard.

Bathroom

Window to rear aspect, radiator and ceiling light point, bath with overhead shower, w.c, and hand wash basin.

Loft

Fully boarded with sky light.





To view this property please contact Connells on

T 0121 420 3611
E bearwood@connells.co.uk

122-123 Poplar Road Bearwood
SMETHWICK B66 4AP

Tenure: Freehold

EPC Rating: E

Property Ref: BEA311229 - 0006

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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