

for sale

offers over **£220,000** Freehold



## Edward Road SMETHWICK B67 6EP

IDEAL FOR INVESTMENT PURPOSES  
OR AS A FAMILY HOME.

Three Bedroom terraced property, with two reception rooms and ground floor bathroom.

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# Property Details

## Hall

Access to reception rooms and stairs to first floor.

## Reception Room 9' 2" x 11' 2" ( 2.79m x 3.40m )

With a large double glazed bay window to the front aspect allowing in plenty of light this reception room is positioned at the front of the property. Currently being used as a multipurpose room but could comfortably fit a dining table and chairs. With carpeted flooring, ceiling light point and radiator.

## Lounge 11' 4" x 12' 1" ( 3.45m x 3.68m )

With a double glazed window to the rear aspect, carpeted floor, ceiling light point, radiator and storage cupboard.

## Kitchen 13' 1" x 6' 6" ( 3.99m x 1.98m )

Modern fitted gallery kitchen with a good range of wall and base units and sink and drainer with mixer tap. With a double glazed window to the side aspect of the property, tiled flooring and partly tiled walls. ceiling light point and radiator.

## Bathroom 6' 6" x 5' 6" ( 1.98m x 1.68m )

Family sized bathroom at the rear of the property, with a bath with overhead shower, hand wash basin and w.c. Fully tiled with ceiling light, radiator and double glazed window to side aspect.

## Landing

Access to bedrooms and upstairs W.C.

## Bedroom One 11' 8" x 11' 2" ( 3.56m x 3.40m )

Spacious master bedroom with two double glazed windows to the front aspect. With carpeted floor, two central heating radiators and a ceiling light point.

## Bedroom Two 9' 2" x 11' 2" ( 2.79m x 3.40m )

Double bedroom with a double glazed window looking to the rear aspect, with carpeted floor, radiator ceiling light point and storage cupboard.

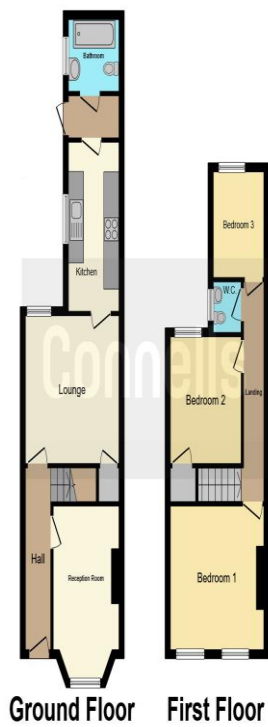
## Bedroom Three 6' 6" x 8' 2" ( 1.98m x 2.49m )

Situated at the rear of the property this bedroom has carpeted floor a ceiling light point and radiator.

## W.C.

With frosted double glazed window to side aspect, w.c, hand wash basin, ceiling light point and radiator.





To view this property please contact Connells on

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**Tenure:** Freehold

**EPC Rating:** D

Property Ref: BEA311343 - 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.

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