

for sale

£255,000 Freehold



Galton Road Smethwick B67 5JL

This well presented property briefly comprises; two reception rooms, fitted kitchen, ground floor W.C, three bedrooms, first floor bathroom and rear garden. Don't miss out on this one! Give our residential sales team a call today to get your viewing booked in on 0121 420 3611.

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Property Details

Porch

Hallway

Access to both reception rooms, ceiling light point and radiator.

Reception Room One 9' 1" x 15' 4" (2.77m x 4.67m)

Situated at the front of the property with a large double glazed bay window allowing in plenty of light into the room. Feature fireplace with coal burning fire, carpeted floor, ceiling light point and radiator.

Reception Room Two 12' 4" x 11' 8" (3.76m x 3.56m)

Spacious second reception room with French doors leading out to the rear of the property. With wood laminate flooring, ceiling light point and radiator.

Kitchen 10' 8" x 7' 8" (3.25m x 2.34m)

Fully fitted kitchen including a range of wall and base units, five ring gas hob, double 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, spot lights and radiator.

Utility Area 5' 9" x 7' 8" (1.75m x 2.34m)

With plumbing for washing machine and space for dryer and fridge freezer. Double glazed window to side aspect of the property and door leading out into the garden. Access to downstairs W.C.

W.C.

With W.C and hand wash basin, window to rear aspect, ceiling light point and radiator.

Landing

Access to bedrooms and family bathroom.

Bedroom One 12' 4" x 11' 8" (3.76m x 3.56m)

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 9' 1" x 12' 1" (2.77m x 3.68m)

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

Bathroom

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

Bedroom Three 7' 8" x 9' 5" (2.34m x 2.87m)

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

122-123 Poplar Road Bearwood
SMETHWICK B66 4AP

Tenure: Freehold

EPC Rating: D

Property Ref: BEA311363 - 0009

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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