

for sale

offers in the region of **£170,000** Freehold



## Cemetery Road Smethwick B67 6BQ

This property is located in the heart of Smethwick. With TWO bedrooms, TWO reception rooms AND first floor bathroom. Ideal for a first time buyer or buy to let investor, call into Bearwood branch on 0121 420 3611 to get a viewing booked in!



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# Property Details

## Ground Floor

### Porch

#### **Reception Room One** 13' 8" x 12' 5" ( 4.17m x 3.78m )

Situated at the front of the property with large double glazed bay windows allowing in plenty of light. With ample room for a dining table, carpeted floor, ceiling light point and radiator.

#### **Reception Room Two** 12' 5" x 11' 1" ( 3.78m x 3.38m )

With a doubled window to the rear aspect of the property, carpeted floor, ceiling light point, radiator and storage cupboard.

#### **Kitchen** 9' 2" x 6' 6" ( 2.79m x 1.98m )

With a double glazed window to the side aspect and fitted kitchen with range of wall and base units also includes integrated oven, four ring gas hob, cookerhood and sink with drainer and mixer tap. Plumbing for washing machine and space for a fridge/freezer. Carpeted floor, ceiling light point, radiator, central heating boiler and access to downstairs W.C, utility area and door leading out to the back garden.

### Utility Area

Space for appliances

### W.C

With double glazed window to side aspect, W.C and hand wash basin.

## First Floor

### Landing

Access to both bedrooms and bathroom.

#### **Bedroom One** 14' 8" x 12' 5" ( 4.47m x 3.78m )

With a double glazed window to the front aspect. carpeted floor, built in wardrobe, ceiling light point and radiator.

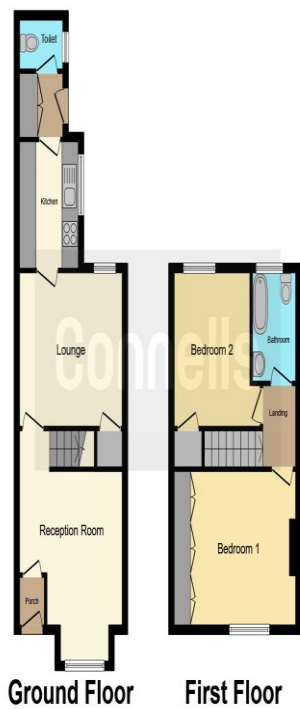
#### **Bedroom Two** 11' 5" x 12' 5" ( 3.48m x 3.78m )

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

### Bathroom

With tiled walls and floor, double glazed frosted window to rear aspect, bath with mixer tap and shower hose, vanity style hand wash basin, W.C radiator and ceiling light point.





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: BEA311288 - 0013

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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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