

for sale

offers in the region of **£259,999** Freehold



Edgbaston Road Smethwick B66 4LA

This property is being sold with ***NO UPWARD CHAIN!*** Spacious reception room, fitted kitchen with downstairs and upstairs family bathroom. The first-floor comprises of three bedrooms and a bathroom. Call today to book your viewing on 0121 420 3611!



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Property Details

Ground Floor

Hallway

Radiator, alarm panel, ceiling light point, storage cupboard and doors to

Reception Room One

Large double glazed bay window to front aspect, wood floor, fireplace with electric fire, ceiling light point and radiator.

Reception Room Two

Double glazed patio doors leading out to the garden, wood floor, ceiling light point and radiator.

Kitchen

Double glazed window to side aspect, door leading out to garden, fitted with range of wall and base units, sink with drainer and mixer tap. With cooker hood integrated four ring gas hob and double oven. Tiled floor and part tiled walls, ceiling light point and radiator.

Shower Room

Double glazed window to rear aspect, walk-in shower, W.C, hand wash basin, bidet, ceiling light point and radiator.

Second Floor

Landing

Radiator, ceiling light point and doors onto

Bedroom One

Double glazed window to front aspect, wood laminate flooring, ceiling light point and radiator.

Bedroom Two

Double glazed window to rear aspect, wood laminate flooring, ceiling light point and radiator.

Shower Room

Double glazed window to side aspect, shower cubicle, W.C, vanity hand wash basin, bidet, ceiling light point and radiator.

Bedroom Three

Double glazed window to rear aspect, wood laminate flooring, ceiling light point and radiator.





To view this property please contact Connells on

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 SMETHWICK B66 4AP

Tenure: Freehold

EPC Rating: D

Property Ref: BEA311012 - 0005

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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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