

for sale

£280,000 Freehold



## Bearwood Road Smethwick B66 4LN

This mid-terraced property comprises of **THREE RECEPTION ROOMS**, fitted kitchen, First floor Showerroom, **THREE** bedrooms and an private rear garden. This property is not to be missed! Why not give our residential sales team a call to book your viewing in today on 0121 420 3611.



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# Property Details

## Entrance Hall

Having convenient under stairs storage area and having two radiators, stairs to first floor accommodation, laminate flooring and a ceiling light point.

## Wet Room

The wet room comprises of a shower, a low level flush WC, a hand wash basin, a radiator and a double glazed window overlooking the rear of the house. The flooring in the wet room is tiled.

**Lounge** 12' 2" x 15' 1" ( 3.71m x 4.60m )

**Dining Room** 12' 3" x 13' ( 3.73m x 3.96m )

The dining room offers a double glazed window to the rear of the property and has a fire place and radiator. The flooring in this room is carpeted and there is also a ceiling light point.

**Third Reception Room** 8' 4" x 19' 11" ( 2.54m x 6.07m )

This reception room comprises of double glazed patio doors leading onto the rear garden, a radiator, a ceiling light point and carpeted flooring.

**Kitchen** 11' 11" x 8' 5" ( 3.63m x 2.57m )

The fitted kitchen has wall and base mounted cupboards with work surfaces over and a stainless steel sink and drainer unit with tiling to splash back areas. There is space for a cooker and a radiator. The flooring in this room is tiled.

## Inner Hall

Having a double glazed door to the rear of the house.

## Hallway

Having a radiator, ceiling light point and stairs to second floor accommodation.

## Second Floor Landing

Having a window and carpet.

**Bedroom One** 13' 7" x 12' 5" ( 4.14m x 3.78m )

We were unable to gain access to this room at the time of measuring up.

**Bedroom Two** 13' 7" x 12' 5" ( 4.14m x 3.78m )

Bedroom two has a double glazed window to the front aspect, a radiator, carpeted flooring and a ceiling light point.

**Bedroom Three** 16' 2" x 13' ( 4.93m x 3.96m )

In this bedroom there is a double glazed window to the front of the house, a radiator, carpeted flooring and a ceiling light point.

## Bathroom

The bathroom comprises of a bath with mixer taps, a hand wash basin, low level flush WC and is part tiled. The double glazed window in this room faces the front of the house. The floor boards in the bathroom are exposed.



To view this property please contact Connells on

**T 0121 420 3611**  
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122-123 Poplar Road Bearwood  
SMETHWICK B66 4AP

**Tenure:** Freehold

**EPC Rating:** F

Property Ref: BEA311131 - 0005

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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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