

for sale

**£280,000** Freehold



## Weston Road Smethwick B67 5HH

Modern Living mid-terraced property in the heart of Bearwood.

Two reception rooms, two bedrooms, first floor family bathroom and storage room with stair case.

Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes



# Property Details

## Front Aspect

This two bedroom mid-terraced Victorian property is the ideal starter home. With a very well presented front garden, secure front gate and access to the front door of the property.

## Ground Floor

### Reception Room One

With a large double glazed window to the front aspect allowing in plenty of light. With wood laminate flooring and pert wood panelled walls, fireplace, ceiling light point and radiator.

### Reception Room Two

With double glazed patio doors leading out into the garden and French doors leading to the kitchen. Wood laminate flooring, feature fireplace with gas fire, ceiling light point, stairs to first floor and radiator.

### Kitchen

Fitted kitchen with range of wall and base units, sink with drainer, plumbing for washing machine, cookerhood. With tiled floor and part tiled walls, double glazed window to side aspect, ceiling light point and radiator.

### Conservatory

Off the kitchen with double glazed floor to ceiling windows and double doors leading out to the garden and a tiled floor.

## First Floor

### Bedroom One

With a double glazed window to the front aspect of the property, with >>>> floor, fitted wardrobes, ceiling light point, stairs leading to loft area and radiator.

### Bedroom Two

With double glazed window to rear of property, laminate flooring, ceiling light point, storage cupboard and radiator.

### Family Bathroom

With double glazed window to rear aspect, tiled walls, tiled floor, bath with electric shower overhead, W.C, hand wash basin, ceiling light point and towel warmer.

## Second Floor

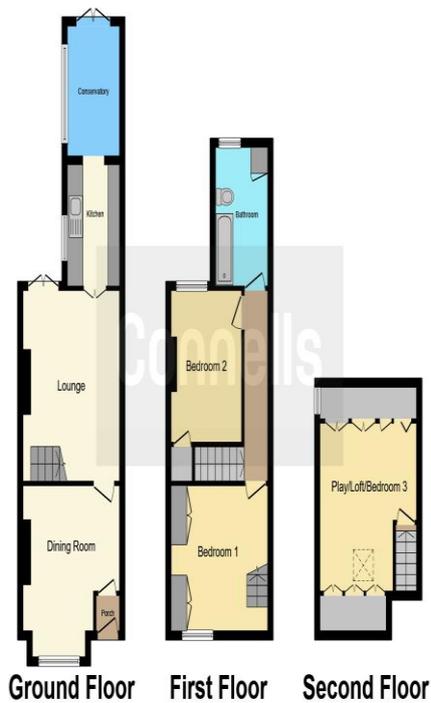
### Play Room/ Loft Area

With a sky light, carpeted floor and built in storage.

### Garden

Landscaped rear garden this is perfect for summer with a patio area to the front and rear aspect. This garden is easy to maintain and private for any occasion. The current occupier has a hot tub in the rear garden.





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: BEA309226 - 0010

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](http://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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)