

for sale

offers in the region of **£175,000** Freehold



Topsham Road Smethwick B67 7LZ

**\*\*\*NO CHAIN\*\*\* THREE BEDROOM MID-TERRACED PROPERTY.**

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# Property Details

## Ground Floor

### Entrance Hallway

Ceiling light point, radiator, storage cupboard and access unto;

### Reception Room One 11' 4" x 8' 8" ( 3.45m x 2.64m )

Double glazed bay window to front aspect, fire place, ceiling light point and radiator.

### Reception Room Two 11' 4" x 12' 4" ( 3.45m x 3.76m )

Double glazed window to rear aspect, fire place, ceiling light point, radiator and through unto;

### Kitchen 10' 4" x 7' 2" ( 3.15m x 2.18m )

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

### Bathroom

Double glazed window to side aspect, bath with overhead shower, W.C, hand wash basin and ceiling light point.

## First Floor

### Landing

Double glazed window to side aspect, ceiling light point, storage cupboard, radiator and access unto;

### Bedroom One 11' 4" x 12' 4" ( 3.45m x 3.76m )

Double glazed window to front aspect, built in wardrobe, radiator, and ceiling light point.

### Bedroom Two 12' 1" x 11' 1" ( 3.68m x 3.38m )

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

### Bedroom Three 10' 8" x 7' 2" ( 3.25m x 2.18m )

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

### Garden

Accessed via side access, private garden with lawn area.





To view this property please contact Connells on

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**Tenure:** Freehold

**EPC Rating:** D

Property Ref: BEA311497 - 0007

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)

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