

for sale

offers over **£175,000** Freehold



Talbot Road Smethwick B66 4DT

This family home briefly comprises of through lounge, fitted kitchen, two-bedrooms, first floor family bathroom, rear garden. Could this be your ideal home or investment? Contact our Bearwood sales team today to get your interest registered and your viewing booked in on 0121 420 3611!

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Property Details

Ground Floor

Entrance Hallway

Ceiling light point and access unto;

Lounge/Dining Room 24' 4" x 13' 1" (7.42m x 3.99m)

Double glazed window to front aspect, patio doors out to the rear garden, carpeted floor, two ceiling light points, fireplace, wall light, and radiators.

Hall

Ceiling light point and stairs rising to first floor.

Kitchen 7' 2" x 10' 8" (2.18m x 3.25m)

Double glazed windows to side aspect, fitted kitchen with range of wall and base units, sink with drainer and mixer tap, plumbing for washing machine, part tiled walls, tiled flooring, ceiling light point, and radiator.

W.C

Window to side aspect, tiled walls, ceiling light point, and W.C.

Garden

Lawn with a paved area and out house.

First Floor

Landing

Ceiling light point, carpeted floor, and access unto;

Bedroom One 12' 1" x 11' 5" (3.68m x 3.48m)

Double glazed window to front aspect, carpeted floor, ceiling light point, built in wardrobes, and radiator.

Bedroom Two 11' 4" x 15' 4" (3.45m x 4.67m)

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

W.C

Ceiling light point, W.C.

Bathroom

Double glazed window to rear aspect, tiled floor, laminate flooring, bath, central heating boiler, hand wash basin, ceiling light point, and radiator.





To view this property please contact Connells on

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122-123 Poplar Road Bearwood
SMETHWICK B66 4AP

Tenure: Freehold

EPC Rating: D

Property Ref: BEA311600 - 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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