

for sale

£190,000 Freehold



## Oliver Road Smethwick B66 4PL

This mid-terrace property briefly comprises of through lounge, kitchen, three bedrooms, ground floor family bathroom and rear garden. This property is a must view! Don't miss out on this opportunity. Call our team today to get your viewing booked in on 0121 420 3611.

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# Property Details

## Ground Floor

### Reception Room One 12' 8" x 11' 5" ( 3.86m x 3.48m )

With a double-glazed bay window to the front aspect, wood style laminate flooring, ceiling light point, radiator and through to;

### Reception Room Two 11' 8" x 11' 5" ( 3.56m x 3.48m )

With a double-glazed window to the rear aspect, wood style laminate flooring, ceiling light point, storage cupboard, radiator and access to;

### Kitchen 9' 8" x 5' 9" ( 2.95m x 1.75m )

Fully fitted kitchen with a range of wall and base units, sink with drainer and mixer tap, cooker hood, four ring gas hob, plumbing for washing machine, tiled flooring, part tiled walls, double glazed window to side aspect, radiator, ceiling light point, and access to;

### Shower Room 8' 2" x 5' 9" ( 2.49m x 1.75m )

Fully tiled, with shower cubicle, W.C, hand wash basin, radiator, frosted double-glazed window to side aspect, and ceiling light point.

## Garden

Paved area with steps down to a lawn.

## Second Floor

### Landing

Ceiling light point, radiator, and access unto;

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

With a double-glazed window to the front aspect, wood style laminate flooring, ceiling light point, storage cupboard, and radiator.

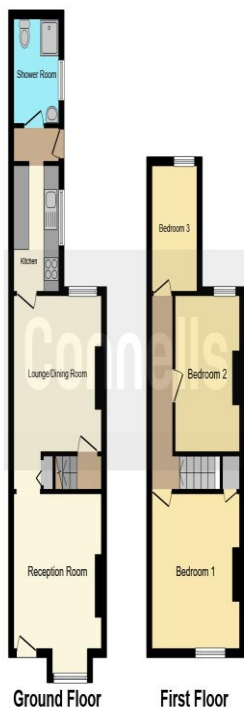
### Bedroom Two 12' 5" x 8' 5" ( 3.78m x 2.57m )

With a double glazed window to the rear aspect, wood style laminate flooring, ceiling light point, and radiator.

### Bedroom Three 9' 8" x 5' 9" ( 2.95m x 1.75m )

With a double-glazed window to the rear aspect, wood style laminate flooring, ceiling light point, and radiator.





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: C**

Property Ref: BEA310602 - 0002

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.

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