

for sale

offers over **£240,000** Freehold



## Clifford Road Smethwick B67 5HJ

- Energy Rating: D
- MASTER WITH EN-SUITE
- TWO RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM



# Property Details

## Ground Floor

### Porch

Entrance porch.

### Reception Room One 11' 7" x 11' 2" ( 3.53m x 3.40m )

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

### Hall

Ceiling light point and stairs rising to first floor.

### Reception Room Two 11' 6" x 13' 5" ( 3.51m x 4.09m )

With a double-glazed window to the rear aspect of the property, fireplace, storage cupboard, ceiling light point, radiator, and access to kitchen.

### Kitchen 14' 9" x 5' 7" ( 4.50m x 1.70m )

Fully fitted kitchen with a range of wall and base units, sink with drainer, double-glazed window to the side aspect of the property, with tiled floor and part tiled walls, cooker hood, plumbing for washing machine, door out to rear garden.

### Garden

Paved garden over several levels, with outhouse and lawn area.

## First Floor

### Landing

With ceiling point, radiator, storage cupboards, stairs rising to second floor and access unto;

### Bedroom Two 8' 1" x 13' 7" ( 2.46m x 4.14m )

With a double-glazed window to the front aspect of the property, carpeted floor, ceiling light point, and radiator.

### Bedroom Three 10' x 10' ( 3.05m x 3.05m )

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

### Bathroom 8' 6" x 5' 7" ( 2.59m x 1.70m )

With a frosted double-glazed window to the rear aspect, bath with overhead shower, W.C, hand wash basin, ceiling light point, radiator, lino flooring, part tiled walls, and ceiling light point.

## Second Floor

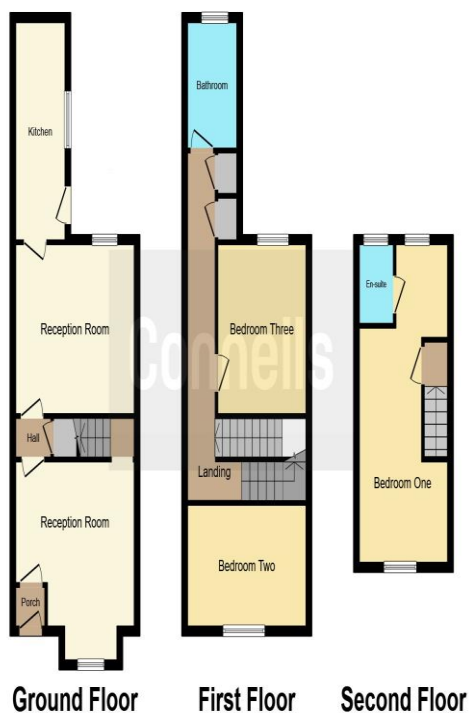
### Bedroom One 21' 7" x 10' 2" ( 6.58m x 3.10m )

With a skylight, wood style laminate flooring, ceiling light point, radiator, and access to;

### En-Suite 5' 4" x 3' 10" ( 1.63m x 1.17m )

Shower cubicle, vanity hand wash basin, W.C.





To view this property please contact Connells on

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**Tenure:** Freehold

**EPC Rating:** D

Property Ref: BEA311608 - 0011

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