

for sale

**£195,000** Freehold



## Marlborough Road Smethwick B66 4DW

This family home briefly comprises of two reception rooms, 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

### Lounge

With a double glazed bay window to the front aspect of the property, wood laminate flooring, fireplace with electric fire, ceiling light point, and radiator.

### Dining Room

With a double glazed window to the rear aspect of the property, wood laminate flooring, fireplace with electric fire, ceiling light point, radiator, and stairs rising to first floor.

### Kitchen

Fitted kitchen with a range of wall and base units, sink with drainer, integrated double oven and electric hob, tiled floor, part tiled walls, ceiling light point, double glazed window to side aspect, central heating boiler, access to utility area and W.C.

### Utility

Tiled flooring, space for appliances, plumbing for washing machine, access to W.C.

## First Floor

### Bedroom One

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

### Bedroom Two

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

### Bathroom

With an obscured double glazed window to the rear aspect, bath with mixer tap, W.C, hand wash basin, shower cubicle, tiled floor, part tiled walls, 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: D**

Property Ref: BEA311563 - 0003

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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