

for sale

**£260,000** Freehold



**St. Marys Road Smethwick B67 5DG**

**\*Prime Properties In Smethwick!\* Explore exceptional homes in Bearwood, ideal for families and investors. Be quick - these opportunities won't last! \*Contact Us Now: 0121 420 3611\***



Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes

# Property Details

## Ground Floor

### Lounge/Dining Room 32' 2" x 13' 8" ( 9.80m x 4.17m )

Having a double-glazed bow window to the front aspect, ceiling light points, radiators, carpeted floor, door leading out to rear garden.

### Hall

With a door leading out to the rear garden, ceiling light point, stairs rising to first floor.

### Kitchen 17' 1" x 8' 5" ( 5.21m x 2.57m )

Fitted kitchen with range of wall and base units, sink with drainer and mixer tap, integrated five ring gas hob, cooker hood, ceiling light point, central heating boiler, part tiled walls, lino flooring, double-glazed window to side aspect, storage cupboard, and access to bathroom.

### Bathroom 6' 5" x 8' 5" ( 1.96m x 2.57m )

Having an obscured double-glazed window to the side aspect, W.C, bath with overhead shower, vanity hand wash basin, tiled floor, tiled walls, and ceiling light point. and radiator.

### Garden

Private fenced garden.

Having an obscured double-glazed window to the side aspect, shower cubicle, W.C, radiator, and ceiling light.

## Second Floor

### Landing

Ceiling light point and access unto;

### Bedroom One 15' 4" x 12' 1" ( 4.67m x 3.68m )

Having a double-glazed window to the front aspect, carpeted floor, radiator, and ceiling light.

## First Floor

### Landing

Ceiling light point, radiator, ceiling light point, and access unto;

### Bedroom Two 15' 4" x 12' 1" ( 4.67m x 3.68m )

Having double-glazed windows to the front aspect, carpeted floor, radiator, and ceiling light.

### Study 5' 5" x 11' 4" ( 1.65m x 3.45m )

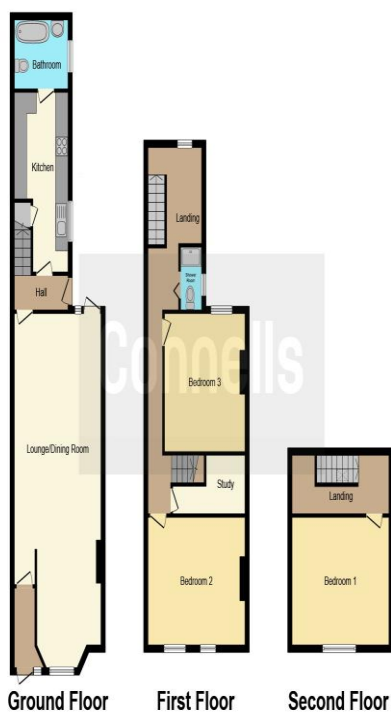
Carpeted floor, radiator, and ceiling light.

### Bedroom Three 12' 8" x 13' 1" ( 3.86m x 3.99m )

Having a double-glazed window to the rear aspect, carpeted floor, radiator, and ceiling light.

### Shower Room





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)

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: BEA310322 - 0008

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)