

for sale

£395,000 Freehold



Stony Lane Smethwick B67 7BB

Prime Properties In Smethwick!* Explore exceptional homes in Smethwick, ideal for a forever family home. Act Fast- these opportunities won't last long! *Contact Us Now: 0121 420 3611



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

Property Details

Lower Ground Floor

Basement

Three roomed cellar,

Ground Floor

Entrance Hallway

With wood style laminate flooring, ceiling light point, stairs rising to first floor, and access unto;

Reception Room One 13' 10" x 11' 4" (4.22m x 3.45m)

With double-glazed bay window to front aspect, wood style laminate flooring, ceiling light point, gas fire, radiator, glass doors leading to;

Reception Room Two 12' x 11' 4" (3.66m x 3.45m)

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

Reception Room Three 11' 5" x 11' 4" (3.48m x 3.45m)

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

Kitchen Irregular Shaped Room 18' x 11' 4" (5.49m x 3.45m)

Fitted kitchen with a range of wall and base units, sink with drainer and mixer taps, gas cooker point and cook hood, tiled flooring and part tiled walls, ceiling light point, double glazed window to rear aspect, radiator, stairs distending down to cellar, and access unto;

Utility Room Irregular Shaped Room 10' 5" x 8' 2" (3.17m x 2.49m)

With base units and work tops over, sink with drainer and mixer taps, plumbing for washing machine, space for appliances, part tiled walls, tiled flooring, ceiling light point, access unto;

Shower Room 6' 1" x 5' 11" (1.85m x 1.80m)

Shower cubicle, hand wash basin, W.C, fully tiled, ceiling light point, and radiator.

Kitchenette 5' 11" x 5' 3" (1.80m x 1.60m)

With double-glazed window to side aspect, with fitted units, gas cooker point, tiled flooring, door leading to side, and radiator.

Workshop 11' 4" x 10' 9" (3.45m x 3.28m)

With ceiling light point, and window to side aspect.



First Floor

Landing

With a double-glazed window to the side aspect, ceiling light point, radiator, and access unto;

Bedroom One 11' 10" x 11' 1" (3.61m x 3.38m)

With a double-glazed window to the side aspect, carpeted floor, ceiling light point, and access unto;

Walk In Wardrobe 22' 4" x 11' 10" (6.81m x 3.61m)

With two double-glazed windows the side aspect and one to the rear aspect, built in wardrobes, carpeted floor, radiator, and access unto;

En-Suite

With an obscured double-glazed window to the rear aspect, fully tiled, shower cubicle, W.C, hand wash basin, and radiator.

Bedroom Two 12' x 11' 11" (3.66m x 3.63m)

With double-glazed window to front aspect, carpeted floor, ceiling light, and radiator.

Bedroom Three 12' x 11' 9" (3.66m x 3.58m)

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

Bathroom

Tiled walls, lino flooring, bathtub overhead shower, hand wash basin, W.C, lino flooring, ceiling light point, and radiator.

Bedroom Four

With double-glazed window to rear aspect, carpeted floor, ceiling light point, and radiator.

Second Floor

Bedroom Five 12' 2" x 9' 8" (3.71m x 2.95m)

With double-glazed window to side aspect, carpeted floor, ceiling light point, and radiator.

Loft Room

With ceiling light points.



To view this property please contact Connells on

T 0121 420 3611
E bearwood@connells.co.uk

122-123 Poplar Road Bearwood
SMETHWICK B66 4AP

Tenure: Freehold

EPC Rating: E

Property Ref: BEA311632 - 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.

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 | www.rightmove.co.uk | www.zoopla.co.uk