

for sale

offers in excess of **£250,000** Freehold



## Davison Road Smethwick B67 6JL

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# Property Details

## Ground Floor

Are you looking for your ideal home? ready to move into just bring a pillow.

### Porch

On entrance to the property you have a spacious porch with double glazed windows to the front and side aspect.

### Entrance Hall

Now you're in slip off your shoes, as you are greeted by stairs to the first floor and door to the lounge. With ceiling light point and radiator.

### Lounge 13' 1" x 11' 8" ( 3.99m x 3.56m )

Double glazed bay window to the front aspect of the property allowing plenty of light, laminate flooring, ceiling light point, and radiator.

### Kitchen/Dining Room 15' 7" x 9' 8" ( 4.75m x 2.95m )

Modern fully fitted kitchen with a range of wall and base units, integrated appliances (dishwasher/washing machine/ fridge freezer) sink with drainer and mixer tap, integrated double oven and four ring electric hob, laminate flooring, spotlights and under counter lighting, radiator, and bi-folding doors out to the rear garden.

### W.C

Fully tiled walls, W.C, hand wash basin, radiator, and ceiling light.

### Garden

From the opening of the kitchen with bi-folding double glazed doors you are greeted by a low maintenance tranquil garden. with decking as you enter, artificial lawn bordered by paving, To the rear aspect you have large shed/workshop with electricity.

## First Floor

### Landing

With carpeted flooring up the staircase and landing. This space has; ceiling light point, radiator and access unto;

### Bedroom One 11' 1" x 9' 8" ( 3.38m x 2.95m )

Double glazed window to front aspect allowing ample light, fitted wardrobes, carpeted floor, radiator, and ceiling light point.

### Bedroom Two 10' 1" x 11' 8" ( 3.07m x 3.56m )

Double glazed window to rear aspect, fitted wardrobes, carpeted floor, radiator, and ceiling light point.

### Bedroom Three 8' 8" x 8' 5" ( 2.64m x 2.57m )

Double glazed window to front aspect, fitted wardrobes and a office space, carpeted floor, radiator, and ceiling light point.

### Bathroom

Double glazed window to rear aspect, fully tiled, bath with overhead shower, low level W.C, hand wash basin, ceiling light point, and to save space under floor heating.

### Disclaimer

The property has been recently renovated throughout including plastering, decor, doors, walls and skirting. windows, porch and canopy fitted 3 years ago. Each window has made to measure wooden blinds and fitted door blinds to Bi-folds. The carpet and underlay was fitted 12 months ago.

### Agent's Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.







To view this property please contact Connells on

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**Tenure: Freehold**

**EPC Rating: C**

Property Ref: BEA311529 - 0017

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