

for sale

£230,000 Freehold



Poplar Road Smethwick B66 4AW

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# Property Details

## Ground Floor

### Reception Room One

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

### Reception Room Two

Having double-glazed patio doors out to the rear garden, wood style laminate flooring, ceiling light point, radiator, fireplace with electric fire, and radiator.

### Kitchen

Fitted kitchen with a range of wall and base units, sink with drainer and mixer tap, integrated electric oven and four ring electric hob, cookerhood, plumbing for washing machine, double-glazed window to the side aspect, spotlights, part tiled wall, wood style laminate flooring, and radiator.

### Bathroom

Having an obscured double-glazed window to side aspect, bath with overhead shower, W.C, vanity style hand wash basin, linoleum flooring, towel warmer, and ceiling light point.

## First Floor

### Bedroom Two

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

### Bedroom Three

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

## Second Floor

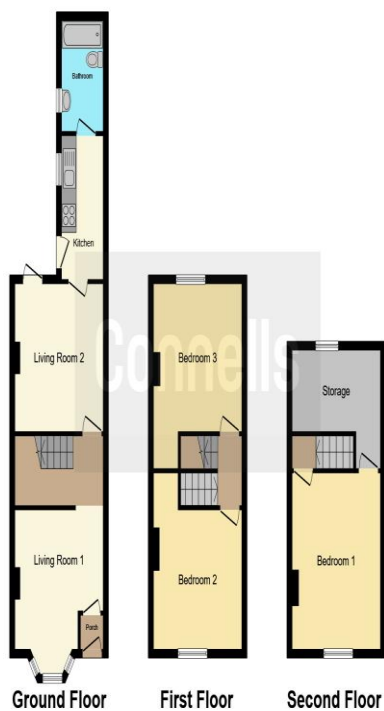
### Bedroom One

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

### Storage Room

Ample storage space with Velux window, and ceiling light point.





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:** E

Property Ref: BEA311817 - 0002

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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