

for sale

offers over **£200,000** Freehold



Katherine Road Smethwick B67 5RF

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Property Details

Ground Floor

Reception Room One

Having a double-glazed window to the front aspect of the property, tiled fire surround and fire, built-in shelves, carpeted floor, ceiling light point/fan, storage cupboard, and radiator.

Reception Room Two

Having a double-glazed window to the rear aspect, wood style laminate flooring, ceiling light point, fireplace, stairs rising to first floor, and radiator.

Kitchen

Fitted kitchen with range of wall and base units, sink with drainer and mixer tap, integrated electric oven and four ring gas hob, cookerhood, double-glazed window to side aspect, door leading out to rear garden, tiled floor, ceiling light points, plumbing for washing machine, part tiled walls, and radiator.

Garden

Private garden with paved area and lawn.

First Floor

Landing

Having a ceiling light point, radiator, carpeted floor, and access unto;

Bedroom One

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

Bedroom Two

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

Bathroom

Having an obscured double-glazed window to the rear aspect, bath with mixer tap, W.C, hand wash basin, central heating boiler, linoleum flooring, part tiled wall, ceiling light point, and radiator.





To view this property please contact Connells on

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122-123 Poplar Road Bearwood
SMETHWICK B66 4AP

Tenure: Freehold

EPC Rating: D

Property Ref: BEA311768 - 0004

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.

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