

for sale

**£240,000** Freehold



Pargeter Road Smethwick B67 5HZ

- Energy Rating: D
- THREE BEDROOMS
- GARAGE
- DRIVEWAY
- WITHIN WALKING DISTANCE TO WARLEY WOODS AND BEARWOOD HIGH STREET



# Property Details

## Ground Floor

### Approach

Paved driveway with space for two cars.

### Porch

Part brick, part glass.

### Entrance Hallway

Having stairs rising to first floor, ceiling light point, radiator, storage cupboard, and access unto;

### Lounge/Dining Room

Through lounge having a bay window to the front aspect and a sliding door to the rear aspect leading out to the rear garden, fire surround with gas fire, carpeted flooring, two ceiling light points, two wall light points, and radiator.

### Kitchen

Fitted kitchen with a range of wall and base units, window to the rear aspect, integrated electric oven and four ring electric hob, cookerhood, tiled floor, part tiled walls, ceiling light point, breakfast bar, and radiator.

### Utility Room

With a door leading out to the rear garden, plumbing for washing machine, access to W.C, fitted wall units, and ceiling light point.

### W.C

### Garage

Having a ceiling light point, and electrical points.

### Garden

Private garden having a lawn and paved area, sheds at rear.

## First Floor

### Landing

### Bedroom One

Having a window to the rear aspect, carpeted floor, ceiling light point, built-in wardrobe, and radiator.

### Bedroom Two

Having a window to the front aspect, carpeted floor, ceiling light point, built-in wardrobe, and radiator.

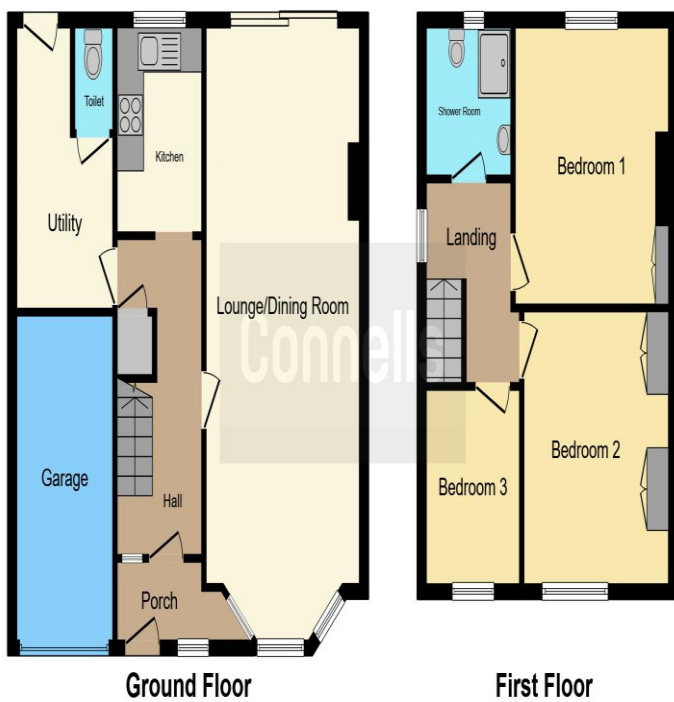
### Bedroom Three

Having a window to the rear aspect, carpeted floor, ceiling light point, and radiator.

### Shower Room

Having an obscured window to the rear aspect, accessible shower, W.C, hand wash basin, tiled walls, ceiling light point, and radiator.





To view this property please contact Connells on

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**Tenure:** Freehold

**EPC Rating:** D

Property Ref: BEA311955 - 0002

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