

for sale

**£170,000** Freehold



## Brisbane Road Smethwick B67 7AR

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# Property Details

## Ground Floor

### Reception Room One

Having a double-glazed window to front aspect, laminate flooring, fireplace with gas fire, ceiling light point, and radiator.

### Reception Room Two

Having a double-glazed door leading gout to the rear, laminate flooring, stairs rising to first floor, fireplace, radiator, and through to;

### Kitchen

Fitted kitchen having a range of wall and base units, sink with drainer, double-glazed window to side aspect, plumbing for washing machine, central heating boiler, radiator, part tiled walls, and tiled floor.

### Shower Room

Having an obscured double-glazed window to the side aspect, shower cubicle, W.C, vanity hand wash basin, tiled walls, tiled floors, and radiator.

## Floor First

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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





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)

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 SMETHWICK B66 4AP

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: BEA312022 - 0004

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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