

for sale

offers in the region of **£245,000** Freehold



Marlborough Road Smethwick B66 4DN

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Property Details

Ground Floor

Entrance Hall

Reception Room One

The room features a bay window to the front aspect, laminate flooring, a ceiling light point, and a radiator.

Reception Room Two

The room features patio doors leading to the rear, laminate flooring, ceiling light points, wall points, and a radiator.

Kitchen

The fitted kitchen includes a range of wall and base units, a sink with drainer, and plumbing for a washing machine. The part tiled walls and part tiled, part linoleum flooring add a practical touch. The kitchen is well-lit with a ceiling light point and features a central heating boiler, a radiator, and windows to the side aspect.

Shower Room

The shower room features tiled floor and walls, a shower cubicle, w.c., hand wash basin, obscured window to rear aspect, radiator, and ceiling light point.

Garden

Private garden with access to outhouse.

First Floor

Bedroom Two

Features a front-facing window, carpeted flooring, a radiator, and a ceiling light point.

Bedroom Three

Features a front-facing window, carpeted flooring, a radiator, and a ceiling light point.

Bedroom One

Features a rear-facing window, carpeted flooring, a radiator, and a ceiling light point.

Bathroom

Features an obscured rear window, bath, hand wash basin, W.C., radiator, and ceiling light point.





To view this property please contact Connells on

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 SMETHWICK B66 4AP

Tenure: Freehold

EPC Rating: D

Property Ref: BEA312132 - 0003

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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