

for sale

£120,000 Leasehold



Barleycorn Drive Birmingham B16 0NA

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# Property Details

## Entrance Hall

This welcoming entrance hallway features a double-glazed window, two storage cupboards, a ceiling light point, and an electric storage heater for added comfort.

## Kitchen/Lounge/Dining Room

This versatile space features a fitted kitchen with a range of wall and base units, a sink with a drainer and mixer tap, an integrated electric oven and four-ring hob, a cooker hood extractor, and plumbing for a washing machine. The room is well-lit with ceiling light points and benefits from double-glazed windows to both the front and rear aspects. Linoleum flooring runs throughout the kitchen area, while the living space features laminate flooring and electric storage heaters for added comfort.

## Bedroom One

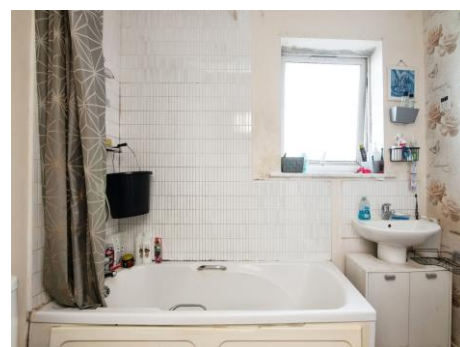
This comfortable bedroom features a double-glazed window, carpeted flooring, a ceiling light point, and an electric storage heater for warmth.

## Bedroom Two

This comfortable bedroom features a double-glazed window, carpeted flooring, a ceiling light point, and an electric storage heater for warmth.

## Bathroom

This bathroom features a bath with an overhead shower, a WC, a hand wash basin, part-tiled walls, a ceiling light point, and an obscured double-glazed window for privacy.





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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**T 0121 420 3611**  
**E [bearwood@connells.co.uk](mailto:bearwood@connells.co.uk)**

122-123 Poplar Road Bearwood  
SMETHWICK B66 4AP

**Tenure:** Leasehold

**EPC Rating:** E

Property Ref: BEA312095 - 0002

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for these such as Leasehold costs.

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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