

for sale

**£290,000** Freehold



## Pargeter Road Smethwick B67 5HY

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# Property Details

## Ground Floor

### Entrance Hallway

A welcoming space with a ceiling light point, storage cupboard, stairs rising to the first floor, and a radiator.

### Reception Room

A spacious through reception room featuring a double-glazed bay window to the front aspect and a double-glazed window to the rear aspect. The room is carpeted, with ceiling light points, a feature fireplace, and radiators.

### Kitchen

A well-appointed fitted kitchen featuring a range of wall and base units, double-glazed windows to the side aspect, a sink with drainer and mixer tap, ceiling light point, tiled floors, part-tiled walls, and plumbing for a washing machine.

### Shower Room

A functional space featuring an obscured double-glazed window to the rear aspect, a shower cubicle, hand wash basin, W.C., ceiling light point, radiator, part-tiled walls, and laminate flooring.

### Garden

Featuring a paved area at the rear of the building and a lawn area.

## First Floor

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### W.C

Featuring a W.C, hand wash basin, and ceiling light point.





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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**Tenure:** Freehold

**EPC Rating:** E

Property Ref: BEA312207 - 0007

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