

for sale

£240,000 Freehold



Hamilton Road Smethwick B67 5QE

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Property Details

Approach

A fully paved driveway offering ample parking for two cars, bordered by neat flower beds on either side. A side path leads conveniently to the rear garden via a secure back gate.

First Floor

Entrance Hall

Entryway featuring a ceiling light point, radiator, and stairs rising to the first floor.

Lounge/Dining Room

A bright and welcoming space featuring a double-glazed bay window to the front, allowing plenty of natural light. The room includes both ceiling and wall light points, a carpeted floor for comfort, and a radiator for warmth. A charming mantelpiece serves as the focal point, adding character to the room.

Kitchen

Well-equipped with a range of wall and base units, this kitchen features a double-glazed window overlooking the rear garden. It includes a sink with drainer and mixer tap, integrated electric double oven and hob, and plumbing for a washing machine. The space is finished with linoleum flooring, partly tiled walls, a ceiling light point, radiator, and access to a handy storage cupboard.

Garden

A well-maintained outdoor space featuring a raised paved seating area, a central lawn ideal for relaxation or play, and a two practical garden sheds positioned at the rear—perfect for storage or gardening tools.

First Floor

Bedroom One

A comfortable space with a double-glazed window to the front aspect, carpeted flooring, a ceiling light point, and a radiator.

Bedroom Two

A peaceful room with a double-glazed window overlooking the rear aspect. It features soft carpeted flooring, a ceiling light point, and a radiator.

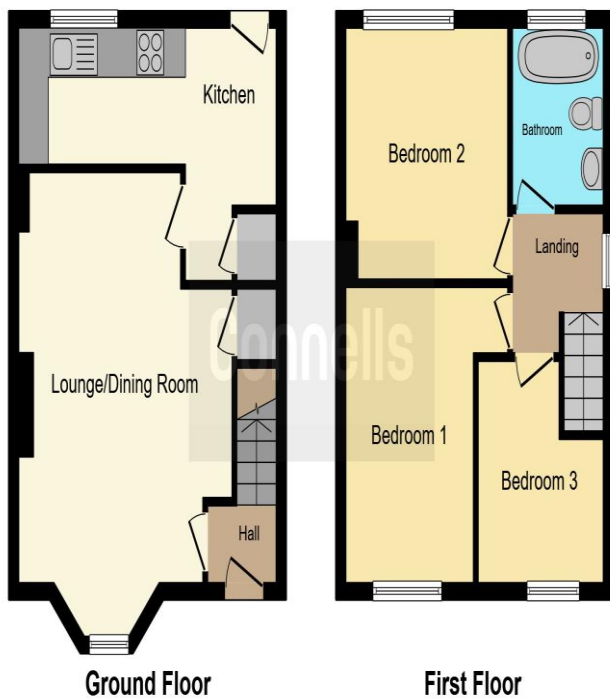
Bedroom Three

A bright and versatile room featuring a double-glazed window to the front aspect, laminate flooring, a ceiling light point, and a radiator.

Bathroom

Stylish and functional, this bathroom features an obscured rear-facing window for privacy, a bath with an overhead rainfall shower, and part-tiled walls with a built-in shelf above the bath. Additional highlights include a hand wash basin, towel warmer radiator, tiled flooring, and a ceiling light point.





To view this property please contact Connells on

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Property Ref: BEA311601 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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