

for sale

**£570,000** Freehold



## Queens Road Smethwick B67 6PE

- Energy Rating: E
- PROPERTY WITH ANNEX
- THREE BEDROOMS
- DETACHED
- DRIVEWAY



# Property Details

## Approach

Gated Drive.

## Main House Ground Floor

### Entrance Hall

The entrance hall features a staircase rising to the first floor and a central ceiling light point.

### Reception One

Currently used as a bedroom, this reception room features a window to the front aspect, carpet flooring, a ceiling light point, a radiator, and access to a shower room.

### Shower Room

The shower room features tiled walls and floors, a shower cubicle, a vanity-style hand wash basin, a ceiling light point, and a towel warmer radiator.

### Lounge

This room features patio doors leading into the conservatory, two skylights, carpeted flooring, wall light points, ceiling light points, radiators, and access through to the kitchen.

### Kitchen

The fitted kitchen includes a range of wall and base units, a sink with drainer, plumbing for a washing machine, and ceiling light points.

### Conservatory

The conservatory, not shown in the floor plan, features tiled flooring, ceiling light points, a pizza oven, and a multi-use room at the rear.

### Bathroom

The bathroom features a window to the side aspect, a bath with overhead shower, hand wash basin, W.C., extraction fan, tiled walls and floor, ceiling light point, and radiator.

## Main House First Floor

### Bedroom One

This room features a window to the front aspect, carpeted flooring, a ceiling light point, and a radiator.

### Bedroom Two

This room features a window to the front aspect, carpeted flooring, a ceiling light point, and a radiator.

### Shower Room

The shower room features tiled walls and floors, a shower cubicle, a vanity-style hand wash basin, a ceiling light point, and a radiator.

## Annex Ground Floor

### Lounge

This room features a window to the front aspect, carpeted flooring, stairs rising to the annex first floor, ceiling light points, wall light points, and a radiator.

### Kitchen

The fitted kitchen includes a range of wall and base units, a sink with drainer, plumbing for a washing machine, and ceiling light points.

### Shower Room

The shower room features a shower cubicle, W.C., hand wash basin, fully tiled walls and floor, a towel warmer radiator, and a ceiling light point.

## Annex First Floor

### Bedroom Room

This room features a window to the front aspect, carpeted flooring, a ceiling light point, a radiator, and access to a dressing/multi-use room.





To view this property please contact Connells on

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Property Ref: BEA312264 - 0003

Tenure: Freehold EPC Rating: E

Council Tax Band: B

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