

for sale

**£290,000** Freehold



Greenfield Road Smethwick B67 6SE

- Energy Rating: D
- THREE BEDROOMS
- SEMI-DETACHED
- MODERN FITTED KITCHEN
- IDEAL LOCATION



# Property Details

## Approach

The property is set back from the road and features a private driveway with space for two vehicles. A secure side gate offers convenient access to the rear garden.

## First Floor

### Entrance Hall

A welcoming entrance hall featuring parquet-style laminate flooring and a central ceiling light point. Stairs rise to the first floor, and a useful understairs storage cupboard provides practical space for coats, shoes, or household items. A wall-mounted radiator ensures the area stays warm and inviting throughout the year.

### Reception Room

A bright and spacious reception room featuring a double-glazed bay window to the front aspect, allowing for plenty of natural light. The parquet-style laminate flooring adds warmth and character, complemented by a modern radiator and a central ceiling light point. Built-in shelving and storage provide both functionality and charm. Double doors open through to the kitchen/diner, creating a seamless flow ideal for entertaining or family living.

### Kitchen/Diner

A stylish and spacious kitchen/diner, perfect for modern family living. The kitchen is fitted with a contemporary range of wall and base units, complemented by a part-tiled splashback and parquet-style laminate flooring. Integrated appliances include a double electric oven, four-ring gas hob, and a cooker hood extractor fan. A stainless steel sink with drainer and mixer tap sits beneath a double-glazed window overlooking the rear garden.

The dining area is bright and airy, with double-glazed patio doors opening directly onto the garden — ideal for indoor-outdoor entertaining. Both the kitchen and dining spaces feature ceiling light points and are warmed by a modern radiator, creating a comfortable and functional heart of the home.

### Utility/W.C

A practical and well-designed utility space combined with a convenient downstairs W.C. The room features a double-glazed window to the rear aspect, allowing for natural light. It includes a modern vanity-style hand wash basin, a low-level W.C., and a ceiling light point. There is plumbing for a washing

machine, space for cleaning supplies, and a wall-mounted radiator, making this a functional and efficient addition to the home

## Garden

The property boasts a private and well-maintained rear garden, offering a perfect blend of relaxation and outdoor living. A paved area runs along the rear of the property, ideal for seating or alfresco dining. Beyond this, a raised decked area provides an additional space for entertaining or enjoying the sun. The garden also features a generous lawn bordered by mature trees and shrubs, creating a peaceful and secluded atmosphere.





## First Floor

### Bedroom One

A comfortable and well-proportioned double bedroom featuring a double-glazed window to the front aspect, allowing for plenty of natural light. The room is finished with a fitted carpet, a ceiling light point, and a wall-mounted radiator.

### Bedroom Two

Another well-sized double bedroom, featuring a double-glazed window to the front aspect that brings in plenty of natural light. The room is fitted with a soft carpet underfoot, a ceiling light point, and a radiator, making it a cozy and comfortable space.

### Bedroom Three

A bright and versatile bedroom with a double-glazed window overlooking the rear garden, offering a peaceful view and plenty of natural light. The room is finished with a fitted carpet, a ceiling light point, and a radiator.

### Bathroom

Featuring an obscured double-glazed window to the rear aspect for privacy and natural light. The suite includes a full-size bath with an overhead rainfall shower, a sleek vanity-style hand wash basin, and a low-level W.C. The walls and floor are fully tiled in a contemporary finish, complemented by a ceiling light point and a wall-mounted radiator for added comfort.



To view this property please contact Connells on

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

122-123 Poplar Road Bearwood  
SMETHWICK B66 4AP

Property Ref: BEA312269 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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)

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)