

for sale

**£240,000** Freehold



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## Poplar Road Smethwick B66 4AN

**\*Prime Properties in Smethwick\*** Discover this spacious three-bedroom property on Poplar Road, brought to you by Connells Bearwood. Perfect for families, commuters, or investors looking for a well-connected home in a popular location. **\*Contact Us Today 0121 420 3611\***

# Property Details

## Ground Floor

### Reception Room

A spacious and light-filled reception room featuring a large front-facing bay window with two radiators, decorated with neutral décor, fitted carpets and a ceiling light point above.

### Lounge

A bright and versatile space featuring a large rear-facing window, radiator underneath. Decorated with patterned wallpaper, fitted carpet and a ceiling light point above.

### Kitchen/Dining Room

A well-laid-out kitchen with light wood cabinetry, black worktops, mosaic tile splashbacks, and tiled flooring. Includes cooking facilities, a wall-mounted boiler, and space for dining.

## Garden

A private rear garden featuring paved flooring, red timber fencing, useful outbuilding, and a lawned area to the rear.

## First Floor

### Bedroom One

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

### Bedroom Two

This room features a window to the rear aspect, fitted carpets, a ceiling light point and a radiator.

### Bedroom Three

This room features a window to the rear aspect, fitted carpets, a ceiling light point and a radiator.

## Bathroom

A modern bathroom featuring beige tiled walls, a white suite with curved bath and overhead shower, frosted window, and ceiling extractor fan.





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: BEA312685 - 0003

Tenure:Freehold EPC Rating: E

Council Tax Band: B

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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