

for sale

offers over **£280,000** Freehold



## Queens Road Smethwick B67 7HF

FOUR Bedroom Family Home in the PRIME location. Discover the perfect blend of comfort and contemporary living in this modern family home. Spacious interiors, stylish finishes and a welcoming atmosphere create the ideal haven for your family. Available for viewings NOW call us on 0121 420 3611.

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# Property Details

## Front Aspect

This property located in Queens Road is the ideal family home, from the first look with off road parking,

## Entrance Hall

Entrance hall allowing access to the lounge and stairs to the first floor.

## Reception Room 13' 1" x 13' 8" ( 3.99m x 4.17m )

Being the heart of the home this well presented spacious lounge is perfect for family time. With wood laminate flooring, a stunning fireplace with gas fire, double glazed window to front aspect, radiator and ceiling light point.

## Ground Floor Shower Room

Access from the lounge through under stairs storage cupboard. With tiled floors, a vanity hand wash basin, shower cubicle and w.c. The shower room has a double glazed window to front aspect a radiator, ceiling light point and radiator.

## Kitchen/ Diner

### Kitchen 9' 1" x 9' 8" ( 2.77m x 2.95m )

This will be the heart of the family home, with a modern fitted kitchen. This kitchen has fitted appliances from extractor fan, oven and induction hob. Additionally space for washing machine plumbing and dryer. It doesn't finish there with canvas doors on wall and base units and wooden work top, this kitchen has everything a family needs. Once again giving a premium finish the kitchen is finished with tiled flooring, easy to clean and maintain. This is just the start as the kitchen is open plan and has patio doors opening to an exquisite rear garden. The patio doors and windows to the rear and side aspect allow plenty of light.

### Diner 15' 7" x 9' 8" ( 4.75m x 2.95m )

A good sized dining space patio doors flooding the room with light and leading out to the garden. With wood laminate flooring, spot lights and radiator. Set of to the side of the dining room is the sun room with double glazed windows to the side and rear aspect.

## Garden

This property has space to socialise in the summer with a raised paved patio area and large lawn perfect for children to play. The trees allow plenty of privacy for you and your family.

## Bedroom One 14' 7" x 9' 5" ( 4.45m x 2.87m )

The spacious master bedroom has a double glazed window looking out to the front aspect. with carpeted floor a ceiling light point and radiator.

## Bedroom Two 12' 4" x 8' 10" ( 3.76m x 2.69m )

This room is located at the rear of the property and has a double glazed window looking out to the garden. with carpeted floor a ceiling light point and radiator.

## Family Bathroom

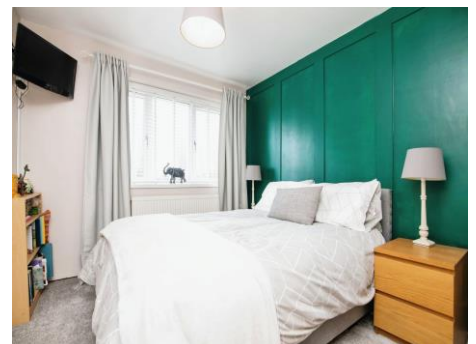
With tiled floors and part tiled walls, a vanity hand wash basin, bath with over head shower and w.c. This family bathroom room has a double glazed window to front aspect a radiator, ceiling light point and radiator.

## Bedroom Three 10' 8" x 9' 1" ( 3.25m x 2.77m )

This room is located at the front of the property and has a double glazed window looking out to the front aspect. with carpeted floor a ceiling light point and radiator.

## Bedroom Four 9' 5" x 7' 2" ( 2.87m x 2.18m )

This room is located at the rear of the property and has a double glazed window looking out to the garden. with carpeted floor a ceiling light point and radiator.





To view this property please contact Connells on

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**Tenure: Freehold**

**EPC Rating: E**

Property Ref: BEA307705 - 0008

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