

for sale

**£265,000** Freehold



## Poplar Road Smethwick B66 4AP

Four bedroom terraced located in the heart of Bearwood.

Take a look at this spacious, newly refurbished, well presented mid terraced house based in the heart of Bearwood.

Available for viewing NOW! Call us on 0121 420 3611!

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# Property Details

## Ground Floor

### Entrance Hallway

Ceiling light point, radiator, under stairs storage cupboard and access unto;

### Reception Room 12' 1" x 8' 8" ( 3.68m x 2.64m )

Double glazed window to front aspect, carpeted floor, ceiling light point and radiator.

### Lounge/ Dining Room 13' 1" x 10' 8" ( 3.99m x 3.25m )

Double glazed window to rear aspect, carpeted floor, ceiling light point and radiator.

### Kitchen 14' 1" x 7' 5" ( 4.29m x 2.26m )

Fully fitted kitchen with range of wall and base units, integrated electric oven and four ring gas hob and extractor, sink with mixer tap and drainer, central heating boiler, double glazed window to side aspect, lino flooring, part tiled walls, ceiling light point radiator and through to shower room.

### Hall

Access to rear garden and shower room.

### Shower Room

Frosted double glazed window to rear aspect, lino flooring, part tiled walls, W.C, shower cubicle, vanity style hand wash basin, ceiling light point and radiator.

## First Floor

### Landing

Ceiling light point, radiator and access unto;

### Bedroom Two 12' 1" x 10' 8" ( 3.68m x 3.25m )

Double glazed window to front aspect, carpeted floor, ceiling light point and radiator.

### Bedroom Four 9' 1" x 5' 5" ( 2.77m x 1.65m )

Double glazed window to rear aspect, carpeted floor, ceiling light point and radiator.

### Bathroom

Frosted double glazed window to rear aspect, lino flooring, part tiled walls, W.C, shower bathtub, vanity style hand wash basin, ceiling light point and radiator.

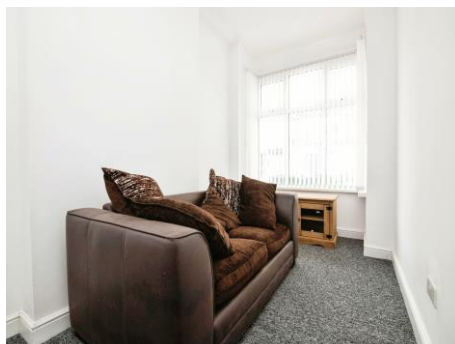
### Bedroom Three 13' 1" x 7' 8" ( 3.99m x 2.34m )

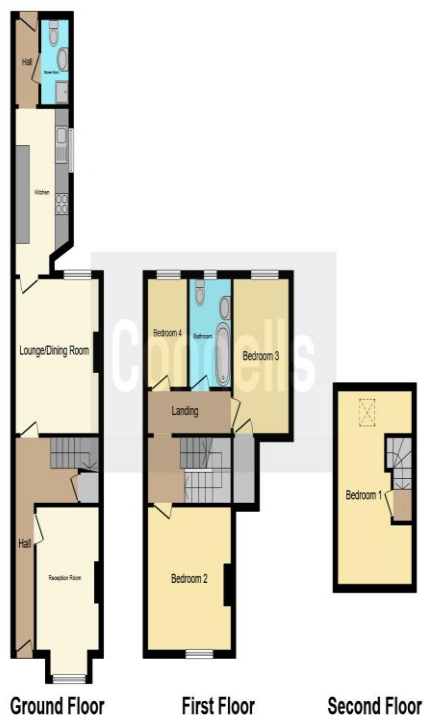
Double glazed window to rear aspect, storage cupboard, carpeted floor, ceiling light point and radiator.

## Second Floor

### Bedroom One

Velux window, carpeted floor, ceiling light point and radiator.





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

**Tenure: Freehold**

**EPC Rating: E**

Property Ref: BEA311550 - 0005

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)

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