

for sale

£290,000 Freehold



## Auckland Road Smethwick B67 7AT

This is a not to be missed property with two spacious living quarters, four bedrooms, rear garden. Fantastic opportunity to acquire an exceptional and much improved internal living space. Call our helpful residential sales team on 0121 420 3611



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# Property Details

## Ground Floor

### Porch

### Hall

Ceiling light point access unto;

### Lounge 12' 1" x 14' 1" ( 3.68m x 4.29m )

Double glazed bay window to front aspect, wood laminate flooring, ceiling light point, radiator and access to unto;

### Kitchen 10' 1" x 17' ( 3.07m x 5.18m )

Fully fitted kitchen with range of wall and base units, integrated double oven and gas burner hob, cooker hood, sink with drainer and mixer tap, plumbing for washing machine, double glazed window to side aspect, ceiling light point, radiator and access unto;

### Bedroom One / Reception Two 15' x 15' 4" ( 4.57m x 4.67m )

Double glazed window and door out to rear garden, laminate flooring, ceiling light point, radiator and access unto;

### En-Suite

Fully tiled wet room with shower, W.C, and hand wash basin and ceiling light point.

## First Floor

### Landing

Double glazed window to side aspect, ceiling light point, radiator and access unto;

### Bathroom

Frosted double glazed window to rear aspect, tiled walls and floors, bath with over head shower, vanity style hand wash basin, ceiling light point and radiator.

### Bedroom Two 10' 1" x 9' 8" ( 3.07m x 2.95m )

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

### Bedroom Three 11' 8" x 8' 2" ( 3.56m x 2.49m )

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

### Bedroom Four 9' 8" x 8' 2" ( 2.95m x 2.49m )

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

## Second Floor

### Loft Room

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





To view this property please contact Connells on

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**Tenure: Freehold**

**EPC Rating: D**

Property Ref: BEA311555 - 0008

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.

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