



**John Brooks Avenue, Smethwick B66 3DN**

**welcome to**

## **John Brooks Avenue, Smethwick**

\*\*\* BEAUTIFULLY PRESENTED END OF TERRACE PROPERTY \*\*\* THREE GOOD - SIZED BEDROOMS \*\*\* EN-SUITE TO MASTER BEDROOM \*\*\* OPEN PLAN KITCHEN/LIVING/DINING ROOM \*\*\* DOWNSTAIRS WC \*\*\* FAMILY BATHROOM \*\*\* SECURE REAR GARDEN \*\*\* DRIVEWAY FOR TWO VEHICLES \*\*\*

### **Lounge/Diner**

14' 10" x 14' 5" ( 4.52m x 4.39m )

double glazing window to rear, double glazing patio doors to rear, gas central heating radiator.

### **Kitchen**

11' 8" x 8' 1" ( 3.56m x 2.46m )

double glazing window to front, washer dryer, sink with drainer unit, gas hob, electric oven, cooker hood, selection of wall and base units.

### **Bedroom 1**

11' 5" x 9' 8" ( 3.48m x 2.95m )

double glazing window to front, central heating radiator.

### **En-Suite**

Shower cubical, double glazed window to front, low level flush w/c, hand wash basin, heated towel rail.

### **Bedroom 2**

9' 3" x 7' 1" plus recess ( 2.82m x 2.16m plus recess )

double glazing window to rear, central heating radiator.

### **Bedroom 3**

10' 9" x 5' 3" ( 3.28m x 1.60m )

double glazing window to rear, central heating radiator.

### **Bathroom**

bath with shower overhead, low level flush w/c, hand wash basin, heated towel rail.

### **Agent Note**

The Council Tax Band is B.





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## John Brooks Avenue, Smethwick

- Beautifully presented end of terrace property
- Three good sized bedrooms
- Open plan kitchen/living/dining room
- En-suite to master bedroom
- Downstairs wc

Tenure: Freehold EPC Rating: B

offers over

**£260,000**



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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