

for sale

£315,000



## Rathbone Road Smethwick B67 5JG

**\*Prime Properties in Smethwick\*** Discover this spacious three bedroom mid-terrace on Rathbone Road, proudly brought to you by Connells Bearwood. Contact Us Today on 0121 420 3611 to arrange a viewing.\*

# Rathbone Road Smethwick B67 5JG

## Ground Floor

### Lounge/Dining Room

A spacious and well-presented through lounge/dining room featuring a feature fireplace, neutral décor, and a large bay window providing plenty of natural light.

### W.C

### Kitchen

A modern fitted kitchen comprising a range of wall and base units with contrasting work surfaces, integrated cooking facilities, and space for additional appliances. A large window provides plenty of natural light.

### Sitting Room

A versatile additional reception room offering flexible accommodation to suit a variety of needs, including a sitting room, playroom, home office, or hobby space. Benefiting from dual-aspect windows, the room enjoys plenty of natural light.

### Garden

The property enjoys a well-maintained rear garden, featuring a generous raised decking area, with steps leading down to a low-maintenance lawn. Enclosed fencing provides privacy, while a useful garden room offers additional storage.

## First Floor

### Bedroom One

A generously proportioned double bedroom featuring a rear-facing window and ceiling light point above. The room benefits from fitted carpets.

### Bedroom Two

A spacious and versatile bedroom features a front facing window, a ceiling light point above. The room benefits from fitted carpets.

### Bedroom Three

A versatile third bedroom features a front facing window, a ceiling light point above and fitted carpets. Suitable for a variety of uses, including a nursery, home office, or single bedroom,



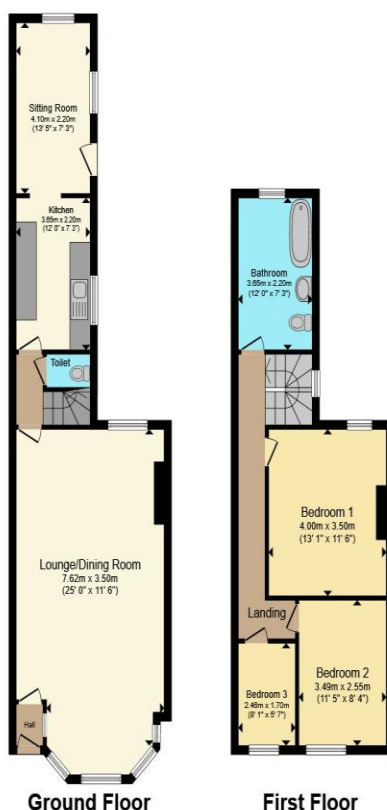
## Bathroom

A spacious family bathroom fitted with a three-piece suite comprising a panelled bath with electric shower over, wash hand basin set within a vanity unit, and low-level WC. Finished with easy-maintenance wall panelling and contrasting tiled-effect flooring, the room also benefits from a rear-facing frosted window providing natural light and ventilation.

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 101.9 m<sup>2</sup> (1,097 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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Property Ref: BEA313005 - 0005

Tenure: Freehold EPC Rating: F

Council Tax Band: B

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