

For Sale

£380,000 Freehold



Hall Road Smethwick B67 6SG

Prime Properties in Smethwick
Discover this spacious four-bedroom semi-detached on Hall Road, proudly brought to you by Connells Bearwood. Perfect for families, first-time buyers, up sizers, and investors looking for a well-connected home in a popular location. Contact Us Today 0121 420 3611.*

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- Energy Rating: D
- SEMI-DETACHED
- DRIVEWAY
- FOUR BEDROOMS
- TWO RECEPTION ROOMS



Property Details

Ground Floor

Hallway

A bright and welcoming entrance hall finished to a high standard, featuring contemporary high-gloss tiled flooring, neutral décor and a stylish composite front door with decorative glazed panels and full-height side windows, allowing an abundance of natural light. The spacious hallway provides access to the ground floor accommodation and benefits from a radiator, wall lighting and an attractive staircase with built in storage rising to the first floor with painted balustrade, creating an impressive first impression upon entering the property.

Dining Room

A spacious and versatile reception room, currently utilised as a home gym. This bright and well-proportioned room benefits from a large front-facing window allowing ample natural light, contemporary flooring, neutral decoration and a ceiling fan. Offering excellent potential as a formal dining room, additional sitting room or family space, the room provides a practical and adaptable area to suit a variety of lifestyles.

Lounge

A generously proportioned and beautifully presented lounge. The room features contemporary tiled flooring, neutral décor and a stylish media wall incorporating a modern inset electric fireplace, creating an attractive focal point. A feature recessed ceiling with spot lighting and decorative light fitting adds to the room's modern appeal, while the open layout provides a seamless flow through to the adjoining dining room and kitchen.

Open Plan Kitchen/Diner

A stunning and contemporary open-plan kitchen, dining and family space, beautifully designed to create the ideal hub of the home.

The stylish fitted kitchen features a comprehensive range of high-gloss wall and base units, complementary work surfaces, integrated appliances and striking tiled splashbacks.

A central island with breakfast bar seating provides both additional workspace and a sociable dining area.

The room benefits from modern tiled flooring, recessed ceiling spotlights and ample space for family dining and entertaining. Large windows overlook the rear garden flooding the space

with natural light, and a rear door providing access to the garden flooding the space with natural light,

Shower Room

Featuring contemporary marble-effect wall and floor tiling throughout. Comprising a walk-in glazed shower enclosure, low-flush WC and vanity wash hand basin with useful storage beneath. Additional benefits include a heated chrome towel rail, frosted window providing natural light and ventilation, and modern fittings throughout,

Garden

An enclosed rear garden with a large paved area, providing a low-maintenance outdoor space. The garden benefits from fenced boundaries and an outbuilding located at the end of the garden, offering useful storage space.

First Floor

Bedroom One

Features a front-facing double-glazed window with a radiator positioned beneath, along with a ceiling fan and recessed spotlights. The room benefits from fitted carpets and fitted wardrobes.

Bedroom Two

Features a rear-facing double-glazed window with a cushioned seating area beneath, together with a ceiling fan and recessed spotlights overhead. The room also benefits from a radiator, fitted carpets and a range of fitted wardrobes.

Bedroom Three

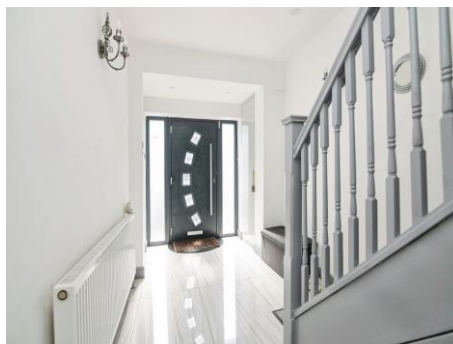
Features a rear-facing double-glazed window, with a ceiling fan and recessed spotlights overhead. The room also benefits from a radiator, fitted carpets and a range of fitted wardrobes with sliding doors.

Bedroom Four

Features a front-facing double-glazed window with a radiator positioned beneath, along with recessed spotlights. The room benefits from fitted carpets and a fitted wardrobe.

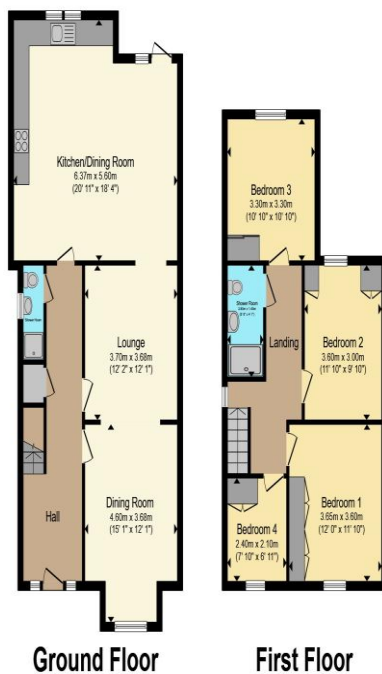
Shower Room

A modern en-suite shower room fitted with a walk-in shower enclosure, low-flush WC and vanity wash hand basin with storage beneath. The room benefits from contemporary wall tiling, An obscured double-glazed window providing natural light and ventilation.



Agent Notes

Please note that an AML fee of £80 inc VAT 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 135.4 m² (1,458 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



To view this property please contact Connells on

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SMETHWICK B66 4AP

Property Ref: BEA312970 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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