

For Sale

offers over **£300,000**



Great Arthur Street Smethwick B66 1DG

Prime Properties in Smethwick Discover this spacious four bedroom property on Great Arthur Street, brought to you by Connells Bearwood. Perfect for families, commuters, or investors looking for a well-connected home in a popular location. ***Contact Us Today 0121 420 3611***

Great Arthur Street Smethwick B66 1DG

Ground Floor

Lounge

A bright, neutrally decorated multipurpose room featuring lightly painted mint walls and dark wood-effect flooring. A double-glazed window with a radiator beneath allows natural light to fill the space, and a ceiling light point above.

Dining Room

A practical multipurpose space with dark wood-effect flooring and a double-glazed window with radiator beneath. Currently used for storage, the room offers ample space for household items or could be repurposed as a dining area or snug. A ceiling light point and neutral décor provide flexibility for future use

Kitchen

The kitchen features wood-effect base and wall units, tiled flooring, an integrated oven with gas hob, and designated space for a washing machine and fridge-freezer. A rear door provides convenient access to the rear of the property.

Garden

A spacious paved garden enclosed by a mix of timber and metal fencing, offering a low-maintenance outdoor area. Planning permission has been granted for proposed two-storey side and single-storey side and rear extensions, presenting excellent scope for future development.

First Floor

Bedroom One

This room features a window to the front aspect, carpeted flooring, a ceiling light point, and a radiator.

Bedroom Two

This room features a window to the rear aspect, carpeted flooring, a ceiling light point, and a radiator.

Bathroom

The bathroom features beige tiled walls with a decorative mosaic border, white suite including WC, basin with vanity unit, and panelled bath with overhead shower. Two double-glazed windows providing natural light.

Second Floor

Bedroom Three

This room features a window to the front aspect, carpeted flooring, a ceiling light point, and a radiator.

Bedroom Four

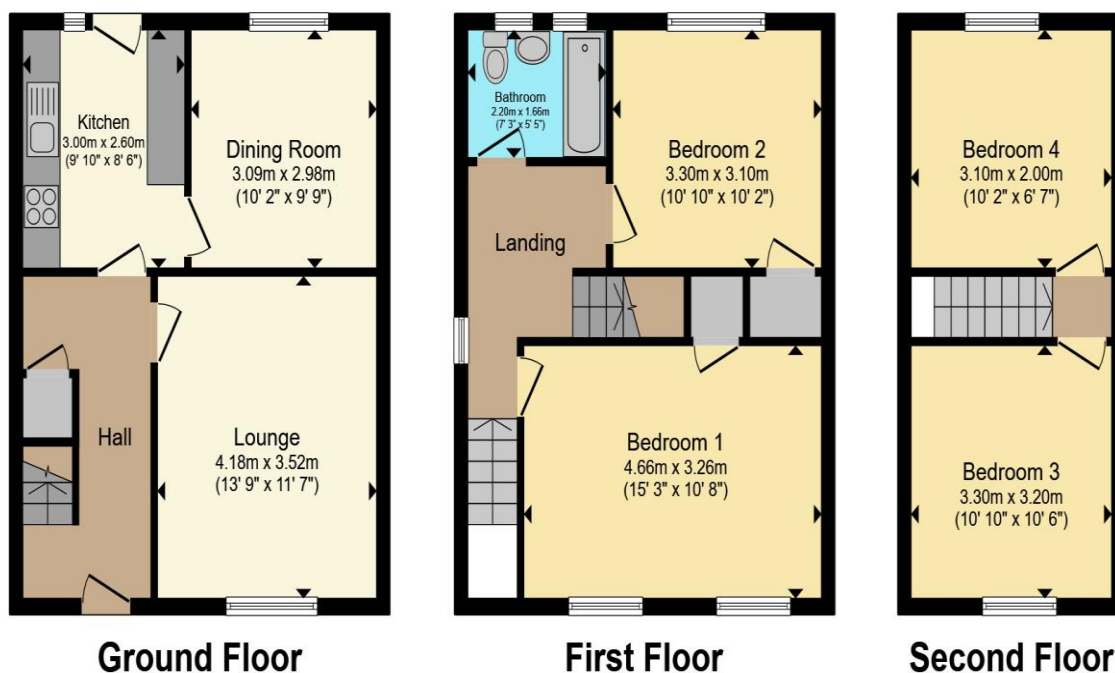
This room features a window to the rear aspect, carpeted flooring, a ceiling light point, and a radiator.



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 107.5 m² (1,157 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: BEA312656 - 0007

Tenure: Freehold EPC Rating: D

Council Tax Band: A

view this property online
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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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