



John Brooks Avenue, Smethwick B66 3DN

welcome to

John Brooks Avenue, Smethwick

Shipways are offering open-house viewings on this property by appointment only. Give our office a call today, so that we can book your slot and keep you from missing out.



Entrance Hallway

Door to stairs, 2 lights, radiator, double glazed window to side.

Downstairs W/C

Radiator, wash hand basin, low level flush w/c, ceiling light point.

Lounge

15' 2" x 15' 1" (4.62m x 4.60m)

Double glazed rear facing window & door, 2 radiators, 2 lights.

Kitchen

11' x 8' 4" (3.35m x 2.54m)

Double glazed window, range of wall & base units with drawers and worktops over, sink with drainer, space for white goods, gas oven with extractor.

Bedroom 1 With En-Suite

11' 8" x 9' 6" (3.56m x 2.90m)

Double glazed window, radiator, light.

En-suite: Double glazed window, wall mounted radiator, spotlights, shower cubical, wash hand basin, low level flush w/c.

Bedroom 2

9' 6" x 7' 8" (2.90m x 2.34m)

Double glazed window, radiator, light.

Bedroom 3

11' 2" x 5' 5" (3.40m x 1.65m)

Double glazed window, radiator, light.

Bathroom

Bath with shower over, low level flush w/c, wash hand basin, wall mounted radiator, spotlights.

Front Garden

Graveled.

Rear Garden

Part patio, part lawn, side access.

Parking

Driveway, for 2 cars, EV charging point.

Agent Note

This property is council tax band C. Rear of property looks over a park & lake.



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welcome to

John Brooks Avenue, Smethwick

- THREE BEDROOMS
- DOWNSTAIRS W/C
- FAMILY BATHROOM
- EN SUITE TO MASTER
- OPEN-PLAN LIVING ROOM / KITCHEN AREA

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HBN112198 - 0002

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