Connells

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For Sale

£245,000



Poplar Road Smethwick B66 4AN

A spacious three-bedroom mid-terrace property situated in a popular residential location. Offering two reception rooms, a fitted kitchen/dining room, ground floor wet room, first floor family bathroom, and a rear garden, this property provides excellent family accommodation close to local amenities

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Reception Room 1

Located to the front of the property with a bay window allowing plenty of natural light, creating a bright and welcoming living space.

Lounge

A spacious second reception room situated to the rear, offering versatile living and entertaining space.

Kitchen/Dining Room

Fitted with a range of wall and base units, providing ample storage and workspace, with room for dining furniture and access to the rear of the property.

Wet Room

Convenient ground floor wet room comprising shower area, wash hand basin and low-level WC.

Bedroom 1

A generous double bedroom located to the front of the property.

Bedroom 2

A well-proportioned double bedroom overlooking the rear garden.

Bedroom 3

A good-sized third bedroom, ideal as a child's room, guest room or home office.

Family Bathroom

Fitted with a bath, wash hand basin and low-level WC.

Rear Garden

Enclosed rear garden providing outdoor space for relaxation and entertaining.

Aml

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

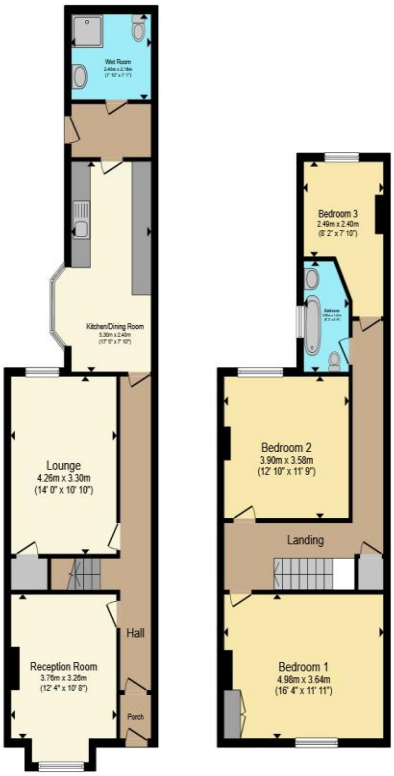












Total floor area 123.7 m² (1,331 sq.ft.) approx

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

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To view this property please contact Connells on

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SMETHWICK B66 4AP

Property Ref: BEA311325 - 0007

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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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