



**Barrett Street, Smethwick B66 4SE**

**welcome to**

## **Barrett Street, Smethwick**

\*\*\* WELL-PRESENTED SEVEN-BEDROOM TOWN HOUSE \*\*\* SPACIOUS LOUNGE \*\*\* DINING ROOM \*\*\* FITTED KITCHEN \*\*\* W/C\*\*\* EN-SUITE TO MASTER BEDROOM \*\*\* FAMILY BATHROOM \*\*\*JACK AND JILL BATHROOM TO TWO BEDROOMS \*\*\* SECURE REAR GARDEN \*\*\* GARAGE & DRIVEWAY \*\*\* NO ONWARD CHAIN \*\*\* IDEAL FAMILY HOME \*\*\*

### **Agent Note**

This property is council tax band D.

### **Entrance Hallway**

Cupboard with plumbing for washing machine, stairs to first floor.

### **Downstairs W/C**

Low level flush w/c, wash hand basin, fully tiled.

### **Lounge**

19' 10" x 11' 1" ( 6.05m x 3.38m )

Double glazed bay window to front, central heating radiator, carpet.

### **Dining Room**

10' 6" x 10' 1" ( 3.20m x 3.07m )

Double glazed french doors to rear garden, central heating radiator, laminate floor.

### **Kitchen**

10' 6" x 8' 2" ( 3.20m x 2.49m )

Range of wall & base units with drawers and worktops over, integrated gas hob & oven plus extractor, sink & drainer with mixer tap, tiled to splash-prone areas, side door to driveway.

### **Landing**

Doors to bathroom, 3 bedrooms & an office/bedroom, stairs to second floor.

### **Bedroom 1 - 1st floor**

13' 5" x 11' 2" ( 4.09m x 3.40m )

Double glazed window, central heating radiator, built in wardrobes, laminate flooring.

### **En-Suite**

Central heating radiator, double shower unit, low level flush w/c, wash hand basin, fully tiled.

### **Bedroom 2 - 1st Floor**

10' 7" x 7' 4" ( 3.23m x 2.24m )

Double glazed window, central heating radiator, wardrobes, laminate flooring.

### **Bedroom 3 - 2nd Floor**

13' x 9' 3" ( 3.96m x 2.82m )

Double glazed window, central heating radiator, built in storage, laminate flooring.

With Jack & Jill bathroom - fully tiled, shower unit, wash hand basin & low-level flush w/c

### **Bedroom 4 - 2nd Floor**

12' x 11' 4" ( 3.66m x 3.45m )

Double glazed window, central heating radiator laminate flooring.

With Jack & Jill bathroom - fully tiled, shower unit, wash hand basin & low-level flush w/c.

### **Bedroom 5 - First Floor**

10' 7" x 7' 1" ( 3.23m x 2.16m )

Double glazed window, central heating radiator, built in wardrobes, laminate flooring.

### **Bedroom 6 - 2nd Floor**

8' 6" x 7' 1" ( 2.59m x 2.16m )

Double glazed window, central heating radiator, built in wardrobes, laminate flooring.

### **Office/Bedroom 7 - 1st Floor**

8' 6" x 7' ( 2.59m x 2.13m )

Double glazed window, central heating radiator, built in desk/shelving, laminate flooring.

### **Store room - 2nd Floor**

Laminate flooring.

### **Bathroom - 1st floor**





Heated towel rail, bath tub, wash hand basin, low level flush w/c, fully tiled.

### **Front Garden**

Driveway & garage to side, feature wall surrounds front of the property.

### **Rear Garden**

Patio area and small lawn area, fencing for privacy.

### **Parking**

Driveway & Garage.

### **Store/Garage**

16' 4" x 9' 5" ( 4.98m x 2.87m )

Up & over door to front, can also be accessed via rear garden.



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welcome to

## Barrett Street, Smethwick

- Substantial Seven Bedroom Family Home
- Downstairs W/C and Family Bathroom
- En-suite to Master Bedroom and Jack and Jill Bathroom
- Driveway and Garage
- Private Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£500,000**



Total floor area 174.1 m<sup>2</sup> (1,874 sq.ft.) approx

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