



Argyll Way
Smethwick, B66 2BQ
£335,000

- NEW HOME BUILT BY ARORA LIVING
- FOUR DOUBLE BEDROOMS
- LARGE GARDEN
- OFF ROAD PARKING
- LUXURY FITTINGS AND FIXTURES
- ENSUITE MASTER BEDROOM
- SOUGHT AFTER LOCATION
- LOCAL TRANSPORT LINKS
- SCHOOLS NEARBY

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This property presents an outstanding opportunity to acquire a beautifully designed new-build home in a highly sought-after residential location. Finished to a high modern standard throughout, this attractive property offers contemporary living with stylish interiors, quality fixtures and fittings, and a well-planned layout that is perfect for families, first-time buyers, and investors alike.

The property boasts bright and spacious accommodation, creating a welcoming atmosphere from the moment you step inside. The modern kitchen and living areas are ideal for both everyday living and entertaining, while the generously sized bedrooms provide comfort and practicality. Every aspect of the home has been thoughtfully designed to meet the needs of modern lifestyles.

Externally, the property benefits from a private rear garden, providing an excellent outdoor space for relaxation, family activities, or summer gatherings. The low-maintenance outdoor area enhances the property's appeal and offers valuable additional living space that can be enjoyed throughout the year.

Conveniently located close to a wide range of local amenities, the property enjoys excellent access to shops, supermarkets, restaurants, healthcare facilities, and leisure amenities. Well-regarded local schools are within easy reach, making it an ideal choice for families, while excellent public transport links and nearby road networks provide convenient access to Birmingham City Centre and surrounding areas. With strong rental demand and long-term growth potential, this property represents an attractive investment opportunity as well as a superb place to call home.

EPC- B
Council Tax- D
Holding Deposit- £2000

Entrance Hall 13'5" x 6'3"
Cloakroom 5'11" x 2'11"
Reception 15'1" x 13'5"
Kitchen 10'10" x 9'6"
Master bedroom 15'5" x 13'5"
Bedroom 2 10'2" x 15'1"
En-suite 5'7" x 10'6"
Bedroom 3 10'2" x 15'5"
Bedroom 4 8'6" x 10'10"
Family Bathroom 6'3" x 9'6"

Only those items mentioned within these particulars are included in the sale. All other items are excluded or may be negotiable with the vendor by separate agreement. Love Your Postcode has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their solicitor or surveyor. Double glazing and central heating exists only where specified.

