

for sale

£325,000 Freehold



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Lightwoods Hill SMETHWICK B67 5DZ

Prime Properties in Smethwick Discover this spacious three-bedroom property on Lightwoods Hill, 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***

Property Details

Ground Floor

Lounge

Bright and stylish living room with a large bay window that fills the space with natural light. Decorated in a tasteful blend of modern and vintage styles, it features a cosy fire, elegant chandelier, and vibrant soft furnishings. Wood-style flooring, crisp white walls with coving and decorative trim with a modern radiator.

Reception Room

Warm and characterful living room featuring a wood-burning stove set into a brick fireplace, with sliding glass doors opening to the garden. Decorated with fitted carpet, crisp white walls with coving and decorative trim with a modern radiator.

Kitchen

Modern kitchen with clean white cabinetry, wood-effect worktops, and stylish dark green painted walls and tiled flooring. Featuring space for appliances, tiled splashback, and a stainless-steel sink. A window and rear door offer natural light and garden access.

Garden

Low-maintenance rear garden with a lawn, raised decking, and gravel borders planted with shrubs. Enclosed by modern panel fencing for privacy, the space also features a brick-built outbuilding and rear access.

First Floor

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Contemporary bathroom featuring a glass-enclosed shower with marble-effect tiling, white suite, and stylish grey walls above classic white tiles. A frosted window offers natural light and privacy, complemented by wood-effect flooring, modern fixtures, and a traditional-style towel radiator.





To view this property please contact Connells on

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SMETHWICK B66 4AP

Property Ref: BEA312684 - 0001

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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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