

For Sale

£230,000



Windmill Lane Smethwick B66 3ES

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Windmill Lane Smethwick B66 3ES

Ground Floor

Study

A bright and neutrally decorated bedroom with crisp white walls and grey carpeted flooring. Double-glazed windows allowing plenty of natural light.

Living Room

A bright and neutrally decorated bedroom featuring crisp white walls and grey carpeted flooring. Double-glazed windows allowing plenty of natural light, complemented by a glass-panelled door leading into the kitchen, helping light flow through the space. A fitted radiator ensures year round comfort.

Kitchen

Modern galley-style kitchen fitted with matching wall and base units, integrated oven and hob, and a double stainless steel sink. Finished with marble-effect splashbacks, herringbone flooring, and large double-glazed windows providing excellent natural light.

Bathroom

Modern bathroom featuring a panelled bath with overhead and handheld shower, marble-effect tiled walls, a white hand basin and toilet. Finished with a mirrored cabinet for added storage.

First Floor

Bedroom One

A bright and neutrally decorated bedroom with crisp white walls and grey carpeted flooring. Rear facing double-glazed windows allowing plenty of natural light. White internal doors providing access to the en-suite and landing.

En-Suite

En-suite shower room features a shower enclosure, hand basin, and toilet—finished to a modern standard.

Bedroom Two

A bright and neutrally decorated bedroom with crisp white walls and grey carpeted flooring. Front facing double-glazed windows allowing plenty of natural light.

Second Floor

Bedroom Three

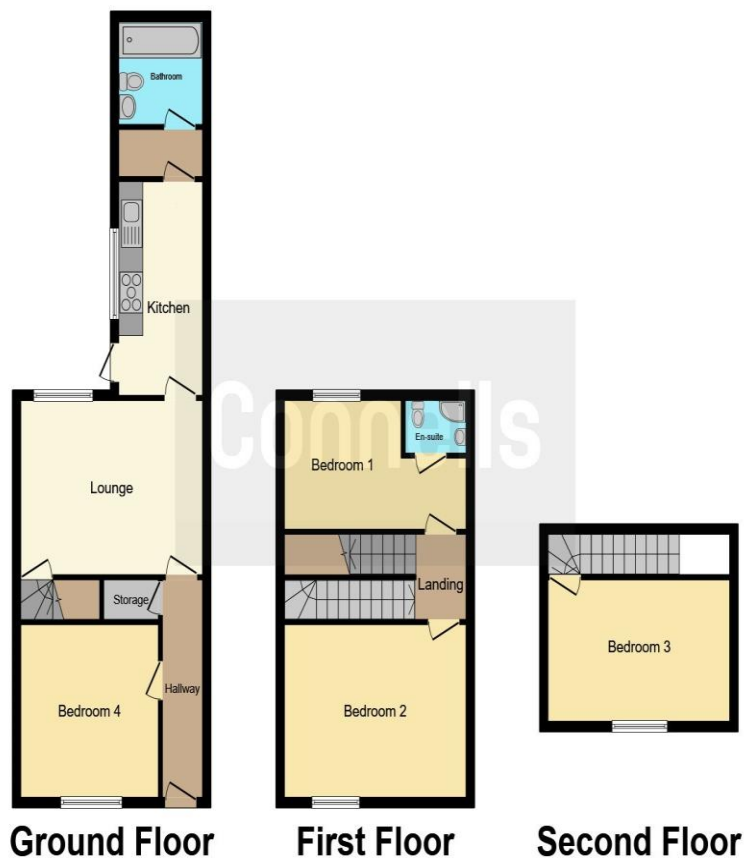
A bright and neutrally decorated bedroom with crisp white walls and grey carpeted flooring. Front facing double-glazed windows allowing plenty of natural light.



Agent Notes

Please note that an AML fee of £80 inc VAT 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.





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.focalagent.com

To view this property please contact Connells on

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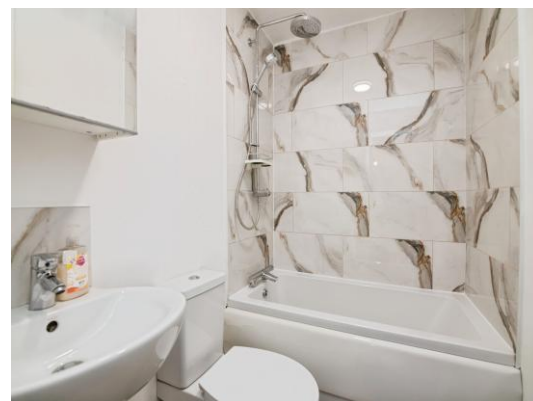
122-123 Poplar Road Bearwood
 SMETHWICK B66 4AP

Property Ref: BEA312360 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: A

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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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