



**Rathbone Road, Smethwick B67 5JF**

**welcome to**

## **Rathbone Road, Smethwick**

**\*\*\*NEWLY REFURBISHED THREE BEDROOM HOME\*\*\*TURNKEY READY\*\*\*THROUGH LOUNGE DINER\*\*\*EXTENDED KITCHEN TO THE REAR\*\*\*PRIVATE ENCLOSED REAR GARDEN\*\*\*DOWNSTAIRS FAMILY BATHROOM\*\*\* UPSTAIRS W/C\*\*\***

### **Agent Note**

This property is council tax band B.

### **Entrance Porch**

Step into porch, fully double-glazed glass front, front door into lounge.

### **Lounge**

26' 10" into bay window. x 11' 10" ( 8.18m into bay window. x 3.61m )

Through lounge/diner. Double glazed bay window to front & window to rear, central heating radiator, laminate flooring, ceiling light connection, feature fire surround with inset electric fireplace, door to small hall.

### **Hall**

Stairs to first floor, doors to kitchen & lounge.

### **Kitchen**

18' 1" x 11' 3" ( 5.51m x 3.43m )

Double glazed door to rear garden, range of wall & base units with worktops over, integrated extractor, free standing oven, plumbing for washing machine, space for American fridge freezer, ceiling light connection, sink & drainer with mixer tap, tiles to splash-prone areas, door to bathroom, door to small hall.

### **Bathroom - Ground Floor**

11' 3" x 7' 7" ( 3.43m x 2.31m )

Double glazed frosted window, bath with hot & cold taps and shower over with glass screen, low level flush w/c, wash hand basin with hot & cold taps, tiled floor and to splash-prone areas, heated ladder towel rail.

### **Landing**

Double glazed window to side, doors to all three bedrooms and to w/c.

### **Bedroom 1**

12' 5" x 12' 3" ( 3.78m x 3.73m )

Double glazed window, central heating radiator ceiling light point, laminate flooring.

### **Bedroom 2**

12' 9" x 9' 1" ( 3.89m x 2.77m )

Double glazed window, central heating radiator ceiling light connection, laminate flooring.

### **Bedroom 3**

11' 6" x 6' 8" ( 3.51m x 2.03m )

Double glazed window, central heating radiator, ceiling light connection, (currently used as a home gym).

### **W/C - First Floor**

Low level flush w/c, wash hand basin with mixer tap, fully tiled for 3/4 of the walls going up, heated ladder towel rail.

### **Front Garden**

Small lawn area, small wall surrounds front of garden, step into front garden, step into porch.

### **Rear Garden**

Patio area, mainly laid to lawn, fully fenced for privacy, shed at rear, pathway up the side of the garden, door into kitchen.

### **Parking**

On street parking.





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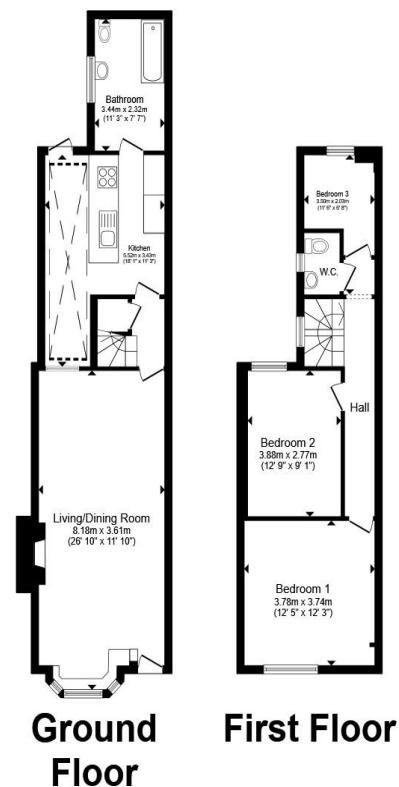
## Rathbone Road, Smethwick

- Three Bedroom End Terrace Home
- Sought After Location in Smethwick
- Open Plan Lounge Diner
- Extended Kitchen to the Rear
- Downstairs Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £300,000



Total floor area 95.6 m<sup>2</sup> (1,029 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](http://www.propertybox.io)



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