

For Sale

£250,000



Shenstone Road Edgbaston BIRMINGHAM B16 0NT

Prime Properties in Smethwick Discover this spacious three-bedroom property on Shenstone Road, 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 on 0121 420 3611 to arrange a viewing!***

Shenstone Road Edgbaston BIRMINGHAM B16 0NT

Ground Floor

Hallway

Reception Room

3.49m x 3.14m

A cosy reception room featuring a fireplace focal point, neutral décor, fitted carpeted flooring, radiator and ceiling light point.

Lounge

4.20m x 3.80m

A versatile ground floor reception room featuring a fireplace focal point, neutral décor, fitted carpet flooring, radiator and ceiling light point. Currently utilised as a bedroom, the room offers flexibility to suit a variety of uses.

Kitchen

4.80m x 2.50m

A fitted kitchen featuring a range of wall and base units with complementary work surfaces, tiled splashbacks, space for appliances, radiator and ceiling light point and door leading to the rear of the property.

Bathroom

2.70m x 2.50m

A fitted bathroom comprising a panelled bath with shower over, low-level WC and wash hand basin, complemented by tiled walls, window to the rear elevation, radiator and ceiling light point.

W.C

Garden

A low-maintenance rear garden featuring a paved patio area with fencing to boundaries.

First Floor

Bedroom One

4.30m x 3.40m

Features double-glazed windows to the front aspect, a ceiling light point, and carpeted flooring.

Bedroom Two

4.00m x 2.55m

Features double-glazed windows to the rear aspect, a ceiling light point, and carpeted flooring.



Bedroom Three

3.70m x 3.30m

Features double-glazed windows to the rear aspect, a ceiling light point, and carpeted flooring.

Second Floor

Loft Space

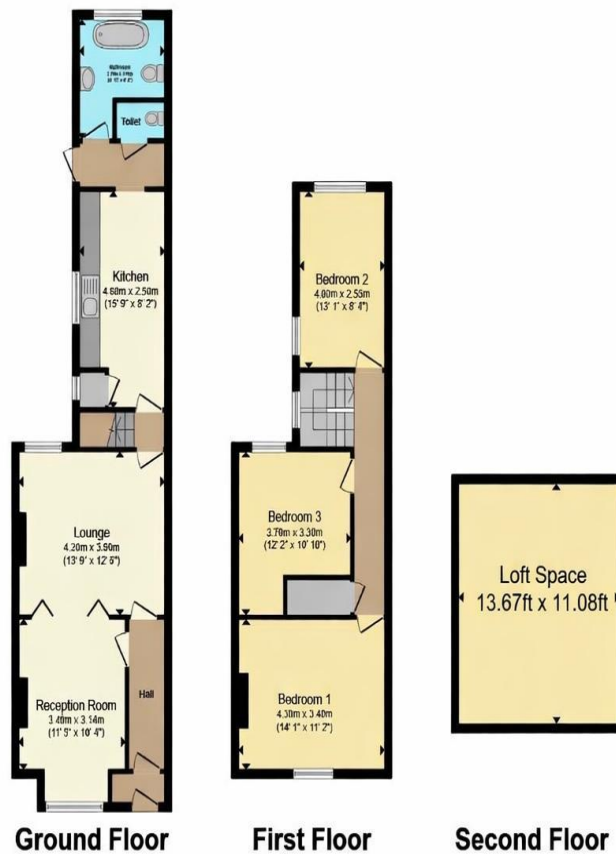
4.16m x 3.37m

A versatile loft room decorated with neutral décor, fitted carpet flooring, radiator. Presently arranged as a bedroom, providing valuable additional space. Suitable for a variety of uses including sleeping accommodation, home office or storage, subject to buyers' own requirements.

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





Total floor area 126.8 m² (1,364 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



To view this property please contact Connells on

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122-123 Poplar Road Bearwood
 SMETHWICK B66 4AP

Property Ref: BEA312831 - 0009

Tenure: Freehold EPC Rating: D

Council Tax Band: A

view this property online
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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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