

For Sale

£265,000



Weston Road Smethwick B67 5HH

Prime Properties in Bearwood Discover this spacious three-bedroom property on Weston Road, brought to you by Connells Bearwood. Perfect for families, commuters, or investors looking for a well-connected home in a desired location. Contact Us Today 0121 420 3611.

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Ground Floor

Reception One

A stylish and inviting front reception room, beautifully presented with a charming feature fireplace creating an attractive focal point. A large bay window allows plenty of natural light to flood the room, enhancing the bright and airy feel, while decorative ceiling detailing adds character and elegance. Finished with neutral décor and grey carpeting, this versatile space is ideal for both relaxing and entertaining.

Reception Two

A beautifully presented and generously proportioned second reception room, offering the perfect space for both relaxing and entertaining. Featuring an attractive fireplace that creates a natural focal point, the room is enhanced by stylish décor and a warm, welcoming atmosphere. The versatile layout provides ample space for comfortable seating, making it ideal as a family lounge, while direct access to the staircase and adjoining rooms ensures a practical flow throughout the home. A bright and inviting space that effortlessly combines character, comfort and everyday functionality.

Kitchen

A stylish and well-appointed galley kitchen, thoughtfully designed to maximise both space and functionality. Fitted with a range of contemporary high-gloss wall and base units, complemented by contrasting work surfaces and attractive tiled splashbacks, the kitchen offers ample storage and preparation space. A window to the side elevation allows natural light to brighten the room, while the practical layout ensures everything is within easy reach. Well presented throughout, this modern kitchen provides an ideal setting for everyday cooking and household living.

Bathroom

Completing the accommodation is a spacious bathroom featuring a classic white suite with bath and shower over, wash hand basin and WC. Stylish marble-effect wall finishes and contrasting floor tiles enhance the room's appeal, while natural light creates a bright and welcoming atmosphere. A practical and well-presented space designed to comfortably serve the needs of a busy household.



First Floor

Bedroom One

A generous and beautifully presented principal bedroom, offering a peaceful retreat at the end of the day. The room provides ample space for a double bed and additional furnishings, while a large window allows natural light to fill the space, creating a bright and airy atmosphere. Tastefully decorated in neutral tones and finished with attractive flooring, this inviting room combines comfort and practicality, making it an ideal main bedroom.

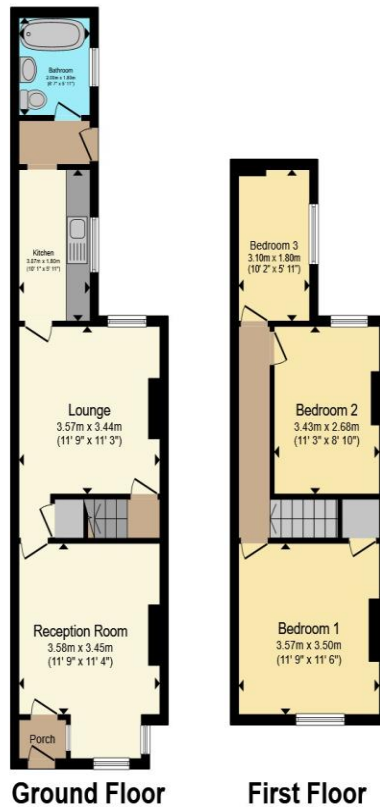
Bedroom Two

A well-proportioned second bedroom offering excellent versatility, ideal as a comfortable guest room, child's bedroom or dedicated home office. Benefiting from a window that allows natural light to flood the space, the room enjoys a bright and airy feel throughout. Neutrally decorated and thoughtfully arranged, this attractive bedroom provides ample space for bedroom furnishings while maintaining a welcoming atmosphere.

Bedroom Three

A versatile third bedroom, ideal as a child's room, nursery, home office or dressing room. Benefiting from a large window that allows plenty of natural light to fill the space, the room enjoys a bright and airy feel despite its compact proportions. Tastefully presented with neutral décor, this practical room offers excellent flexibility to suit a variety of lifestyle needs





Total floor area 76.5 m² (824 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

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Property Ref: BEA313206 - 0005

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

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