

For Sale

£230,000



Trinder Road Smethwick B67 5NX

Prime Properties in Smethwick Discover this spacious three bedroom semi-detached on Trinder Road, proudly brought to you by Connells Bearwood. Perfect for first time buyers, families, investors, looking for a well-connected home in a popular location. ***Contact Us Today 0121 420 3611***

Trinder Road Smethwick B67 5NX

Ground Floor

Living Room

A beautifully presented and well-proportioned living room featuring a large bay window to the front, filling the room with natural light. The room benefits from neutral décor throughout, wooden-style flooring, an attractive fire surround providing a focal point, and a useful arched alcove with built-in shelving for additional storage and display.

Kitchen/Diner

A well-presented kitchen/diner fitted with a range of wall and base units, complementary work surfaces. The space benefits from wooden-style flooring, ample room for dining, and a large window allowing plenty of natural light. Further features include space for appliances and direct access to the rear garden via a side door and another internal door giving you access to the downstairs W.C

Downstairs W.C

Garden

A generously sized rear garden featuring a lower patio area, ideal for outdoor seating and entertaining. Steps lead up to the main garden, which is laid to lawn and offers ample space for family use. The garden is well enclosed with mature borders and fencing, providing a pleasant and private outdoor setting.

First Floor

Bedroom One

Features a rear facing window, a ceiling light point. Decorated with crisp white walls and fitted with grey carpets.

Bedroom Two

Features a front facing window, a ceiling light point. Decorated with crisp white walls and fitted with grey carpets.

Bedroom Three

Features a front facing window, a ceiling light point. Decorated with crisp white walls and fitted with grey carpets.

Bathroom

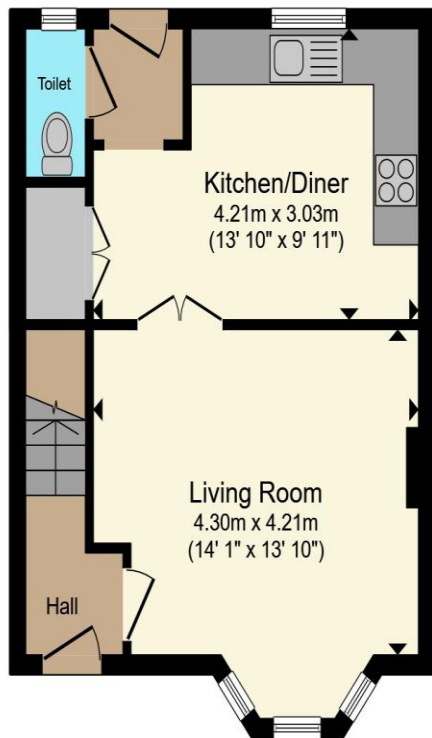
A fitted bathroom suite comprising a panelled bath with shower over, low-level WC and pedestal wash hand basin. The room benefits from tiled walls, a frosted window allowing natural light, and a chrome heated towel rail.

Agent Notes

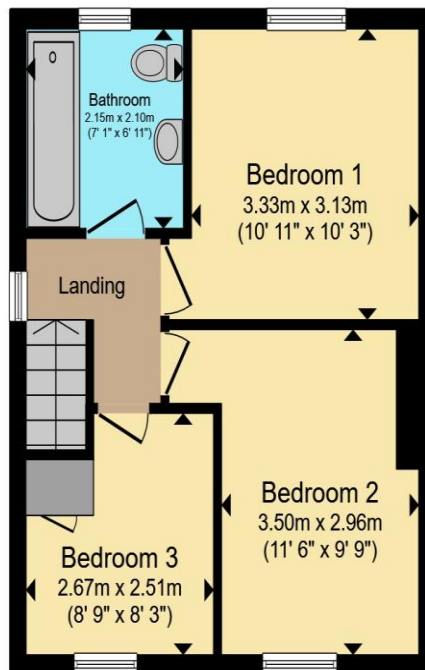
Please note that an AML fee of £80 inc VAT is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor

Total floor area 71.4 m² (769 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

T 0121 420 3611
E bearwood@connells.co.uk

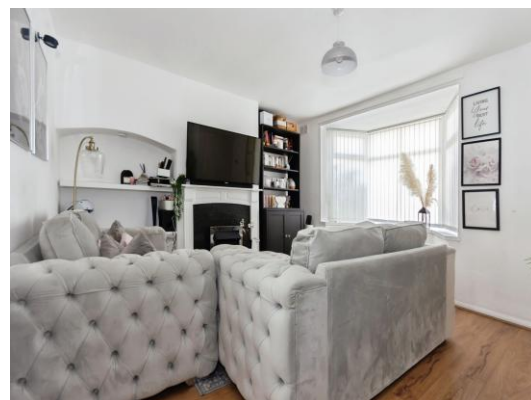
122-123 Poplar Road Bearwood
 SMETHWICK B66 4AP

Property Ref: BEA312603 - 0009

Tenure: Freehold EPC Rating: D

Council Tax Band: B

view this property online
connells.co.uk/Property/BEA312603



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk