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For Sale

offers in the region of **£245,000**



Topsham Road Smethwick B67 7LZ

Prime Properties in Smethwick Discover this spacious three bedroom end-terrace property on Topsham 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 0121 420 3611*

Topsham Road Smethwick B67 7LZ

Ground Floor

Reception Room One

A bright and spacious reception room featuring a walk-in bay window which floods the room with natural light. Newly decorated in neutral tones and fitted with soft carpeting, this inviting space provides the perfect setting for both relaxation and entertaining. Complete with radiator and wall-mounted heater.

Reception Room Two

Enjoying a pleasant outlook over the rear garden, this inviting second reception room offers excellent flexibility and would make an ideal dining room, family room or snug. Finished with fresh décor and newly fitted carpeting, creating a light and welcoming atmosphere.

Kitchen

A practical kitchen fitted with a range of modern wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The space incorporates a stainless steel sink and drainer, freestanding cooker point, and under-counter appliance space. A rear-facing window and glazed door provide natural light and direct access to the garden, creating a bright and functional environment for everyday use.

Garden

Enclosed rear garden mainly laid to lawn with mature trees and shrubs. The garden also benefits from a useful outbuilding for storage and private side access leading to the front of the property. A particular feature is that the side passage belongs solely to the property and is not shared with any neighbouring homes.

Bathroom

Comprising a three-piece suite consisting of a panelled bath with shower attachment, low-level WC and pedestal wash hand basin. The room is complemented by part-tiled walls, a frosted double-glazed window allowing for natural light and privacy, and fitted shelving providing useful storage. A practical family bathroom serving the first floor accommodation.

Bedroom One

A spacious and beautifully presented principal bedroom featuring a large front-facing double-glazed window, allowing plenty of natural light to flow throughout the room. Finished in fresh neutral tones and complemented by newly fitted carpeting, the room offers a calming and contemporary feel. An attractive feature fireplace provides character and a focal point, while ample space is available for a double bed and accompanying bedroom furniture. Complete with a central heating radiator.



Bedroom Two

A bright and spacious double bedroom benefitting from a large rear-facing double-glazed window overlooking the garden, allowing for plenty of natural light. Finished in fresh neutral tones and complemented by newly fitted carpeting, the room offers a calm and inviting atmosphere. Providing ample space for a double bed and additional bedroom furniture, this attractive room is ideal for family living or guest accommodation. Complete with a central heating radiator.

Bedroom Three

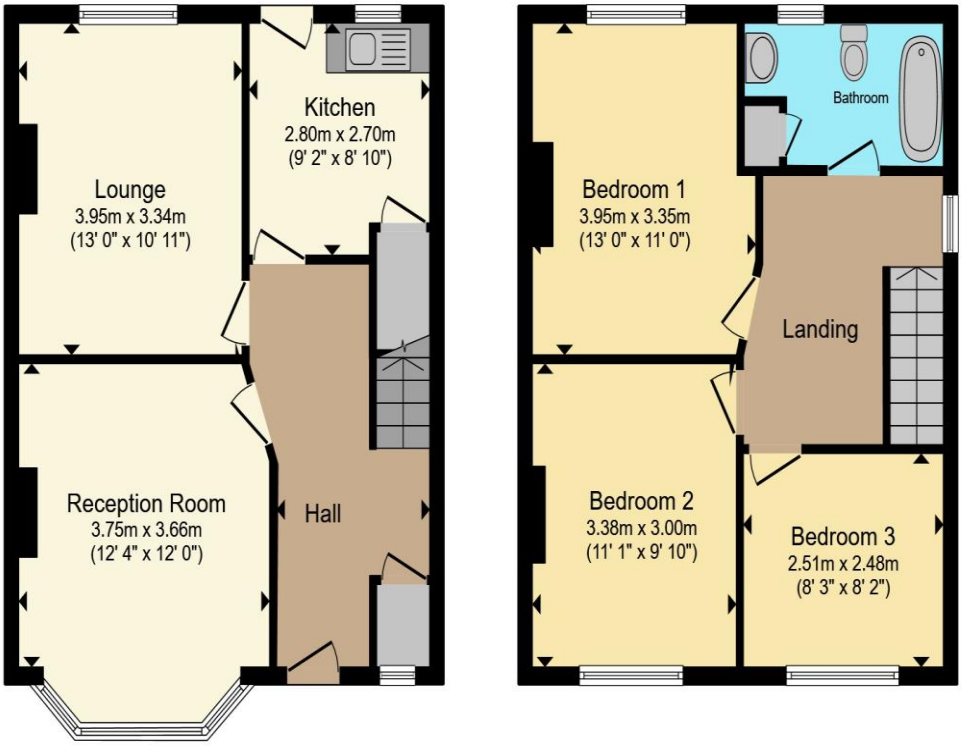
A bright and comfortable third bedroom featuring a front-facing double-glazed window, allowing for plenty of natural light. Finished in neutral tones and complemented by fitted carpeting, the room provides a versatile space that would be equally suited as a child's bedroom, nursery, dressing room or home office. Complete with a central heating radiator and space for essential bedroom furniture.











Ground Floor **First Floor**

Total floor area 97.0 m² (1,044 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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SMETHWICK B66 4AP

Property Ref: BEA313261 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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