



Connells

Valley Road
Smethwick



Property Description

Offered to the market with NO ONWARD CHAIN, this charming three-bedroom home provides a fantastic opportunity for those looking to move quickly. The property is designed for modern family living, offering a practical layout and generous room sizes throughout.

Ideally situated in a sought-after area, the house is within easy reach of local shops, essential amenities, and popular primary and secondary schools. Excellent transport links are nearby, making it a perfect choice for commuters. call today to arrange a viewing on 0121-552-2671.

Entrance Hall

Door to front, stairs to first floor and doors leading to.

Lounge

13' 9" x 12' (4.19m x 3.66m)

Kitchen

13' 9" x 9' 10" (4.19m x 3.00m)

W.C

Landing

Doors leading to:

Bedroom One

11' 11" x 8' 2" (3.63m x 2.49m)

Bedroom Two

9' 10" x 9' 10" (3.00m x 3.00m)

Bedroom Three

8' 10" x 8' 2" (2.69m x 2.49m)

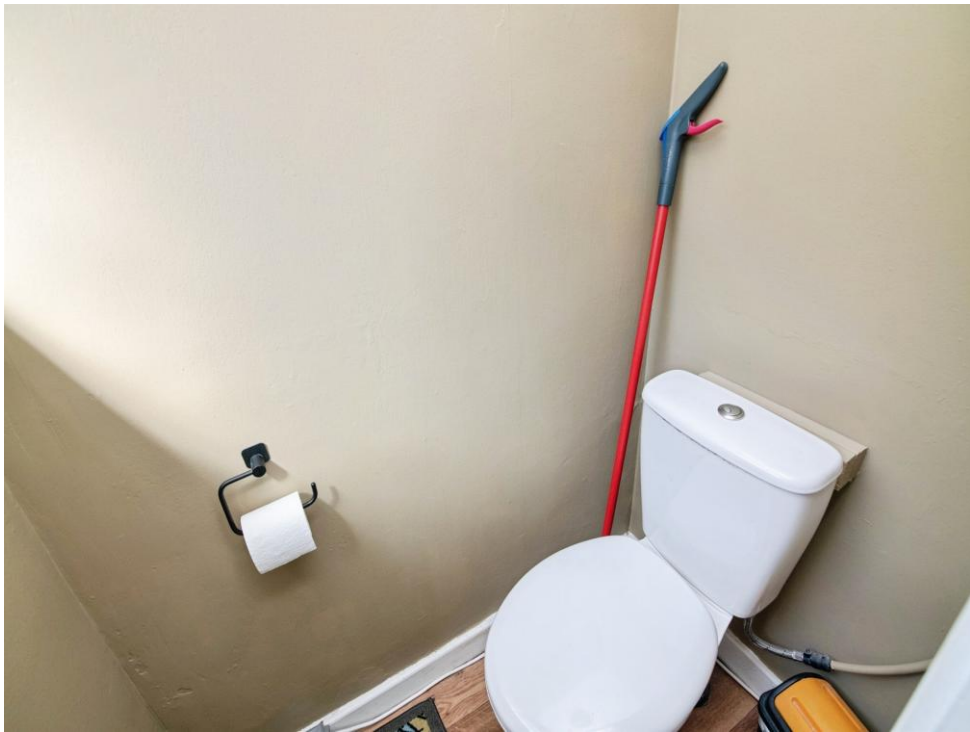
Bathroom

Rear Garden

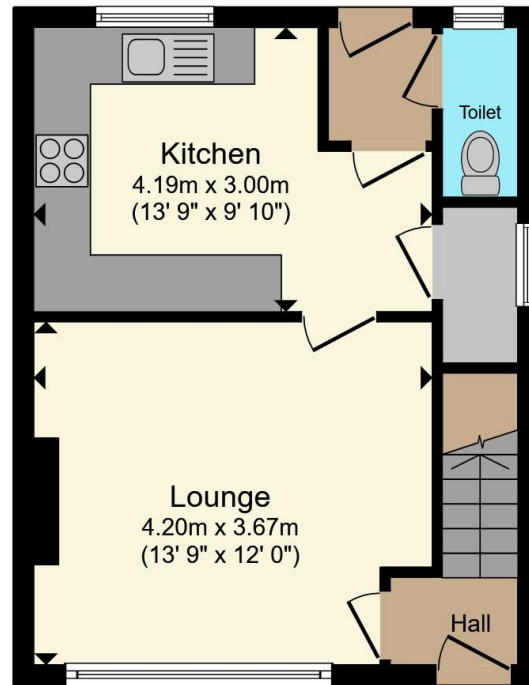
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

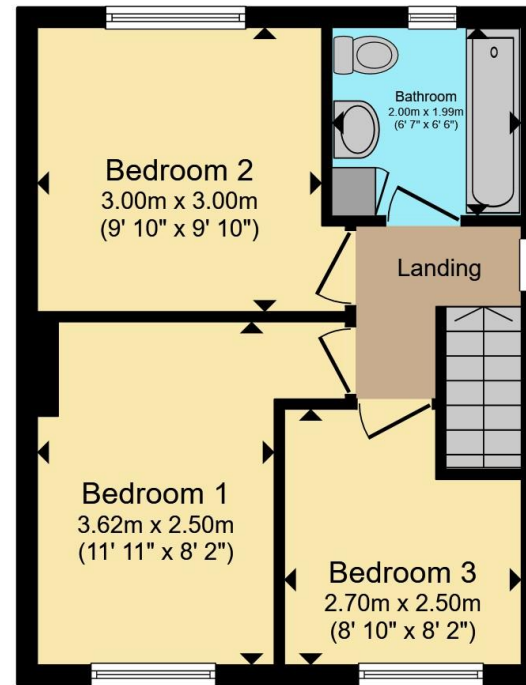








Ground Floor



First Floor

Total floor area 68.5 m² (738 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

Connells

To view this property please contact Connells on

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70-76 Birmingham Street
 OLDBURY B69 4EB

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/OLD313162



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.

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