

27 Clifford Road, Smethwick

£225,000 Freehold

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom terraced property for sale. Located on Clifford Road the property boasts move in ready accommodation. Further benefitting from being offered with NO UPWARD CHAIN. The property comprises of, fore garden, modern and bright lounge and spacious kitchen diner. Boasting an additional room, ideal for utility or an extra dining room and downstairs bathroom. Upstairs has two double bedrooms and the property offers a private rear garden.

H



Location

Clifford Road is conveniently located for easy access onto Bearwood High Street, offering an array of local supermarkets and restaurants. Whilst a number of schools are close at hand, further offering excellent transport links into Birmingham City Centre and Nearby Harborne. Most notably Lightwoods Park and Warley Woods are a short walk away.

Lounge

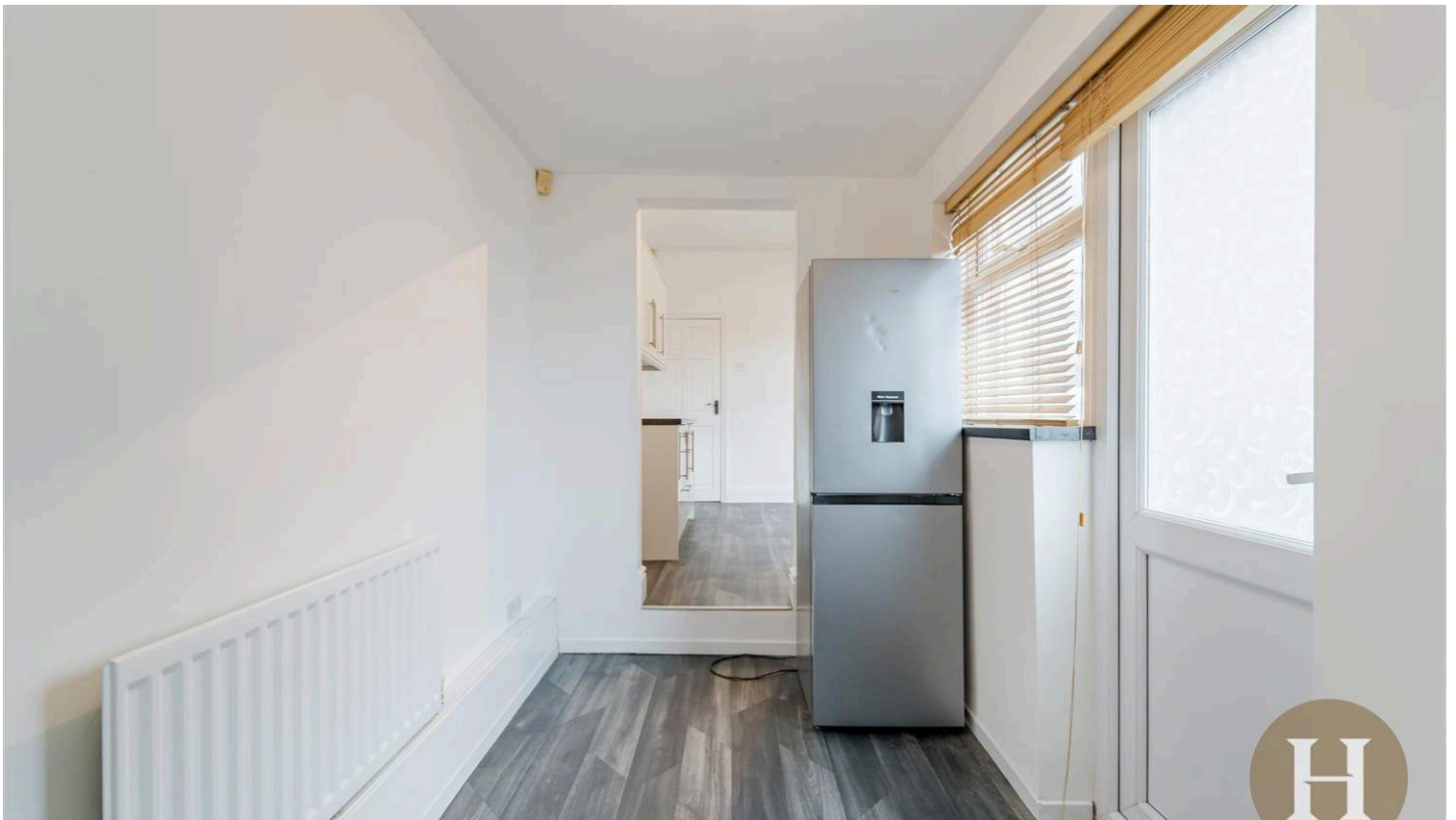
Solid wood front door with stained glass glazing above, double glazed bay window to the front elevation. Electric wall mounted fire, two wall lights, ceiling light point and central heating radiator. The lounge further gives access to under stairs storage.

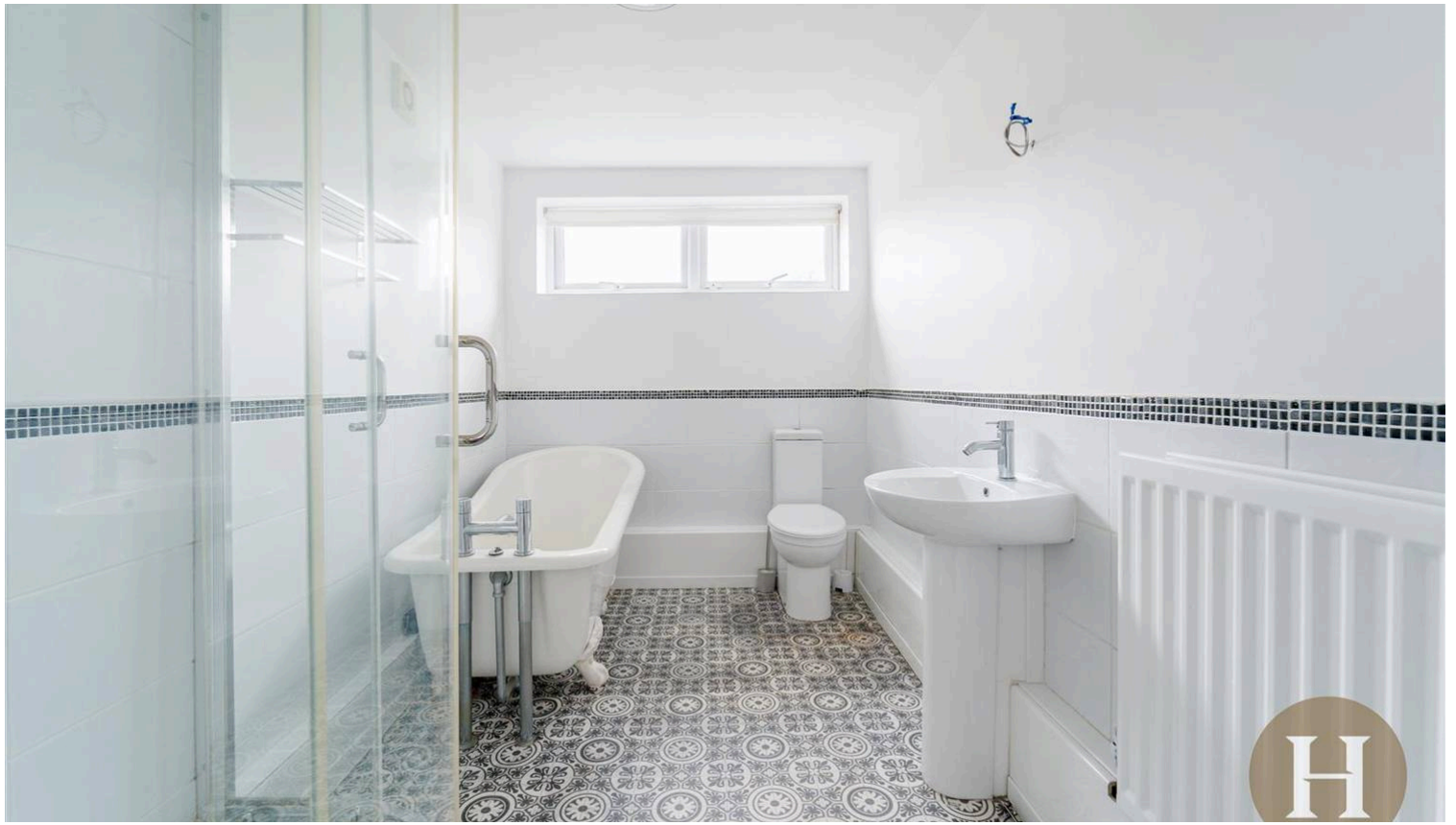
Kitchen Diner

Spacious and modern fitted kitchen, furthering allowing for dining table and chairs. Five ring range cooker and extractor over, plumbing for utilities and ample base and wall units. Double glazed window to rear elevation, ceiling light point and stairs to first floor.

Utility/ Dining Room

Being a beneficial add on to the kitchen, this fantastic multi purpose room makes for an ideal utility area or dining area. With fitted units, window and patio door to the side elevation, central heating radiator and ceiling light point.





Bathroom

Partially tiled bathroom suite, benefitting from walk in shower cubicle and separate freestanding bath. Low level flush WC, hand wash basin, central heating radiator, ceiling light point and window.

Bedroom One

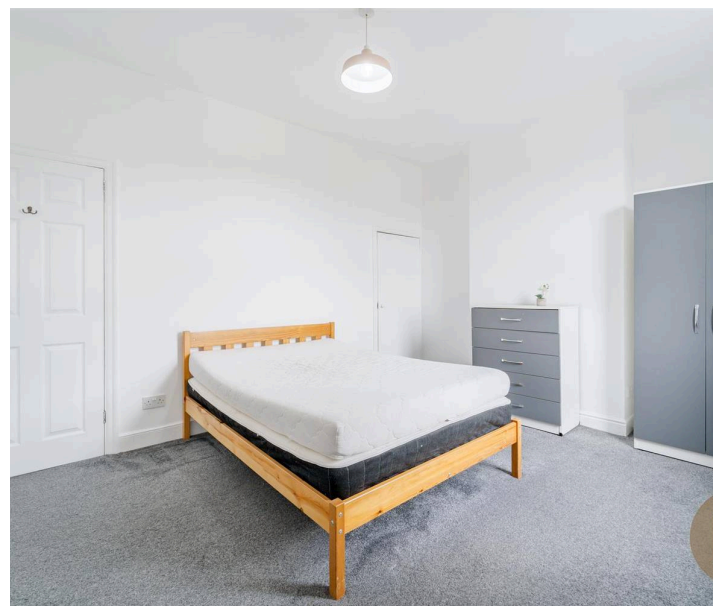
Spacious double bedroom with built in storage cupboard, central heating radiator and ceiling light point. Carpeted flooring and double glazed window to the rear elevation.

Bedroom Two

A further double bedroom benefitting from fitted sliding wardrobes, carpeted flooring and window to the front elevation. Central heating radiator and ceiling light point.

Garden

Private rear garden, predominantly laid to lawn and fenced boundaries.

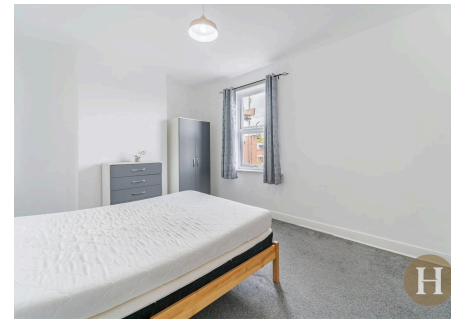


Council Tax band: B

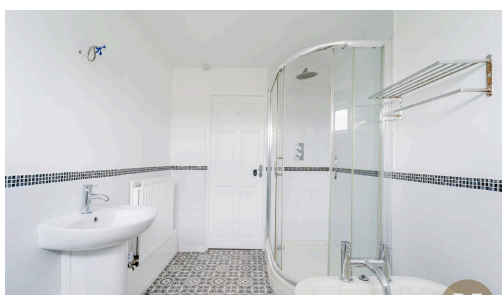
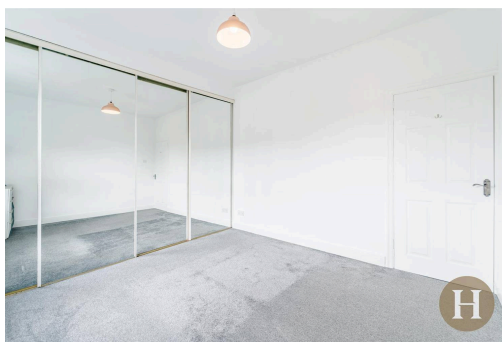
Tenure: Freehold

EPC Energy Efficiency Rating: E

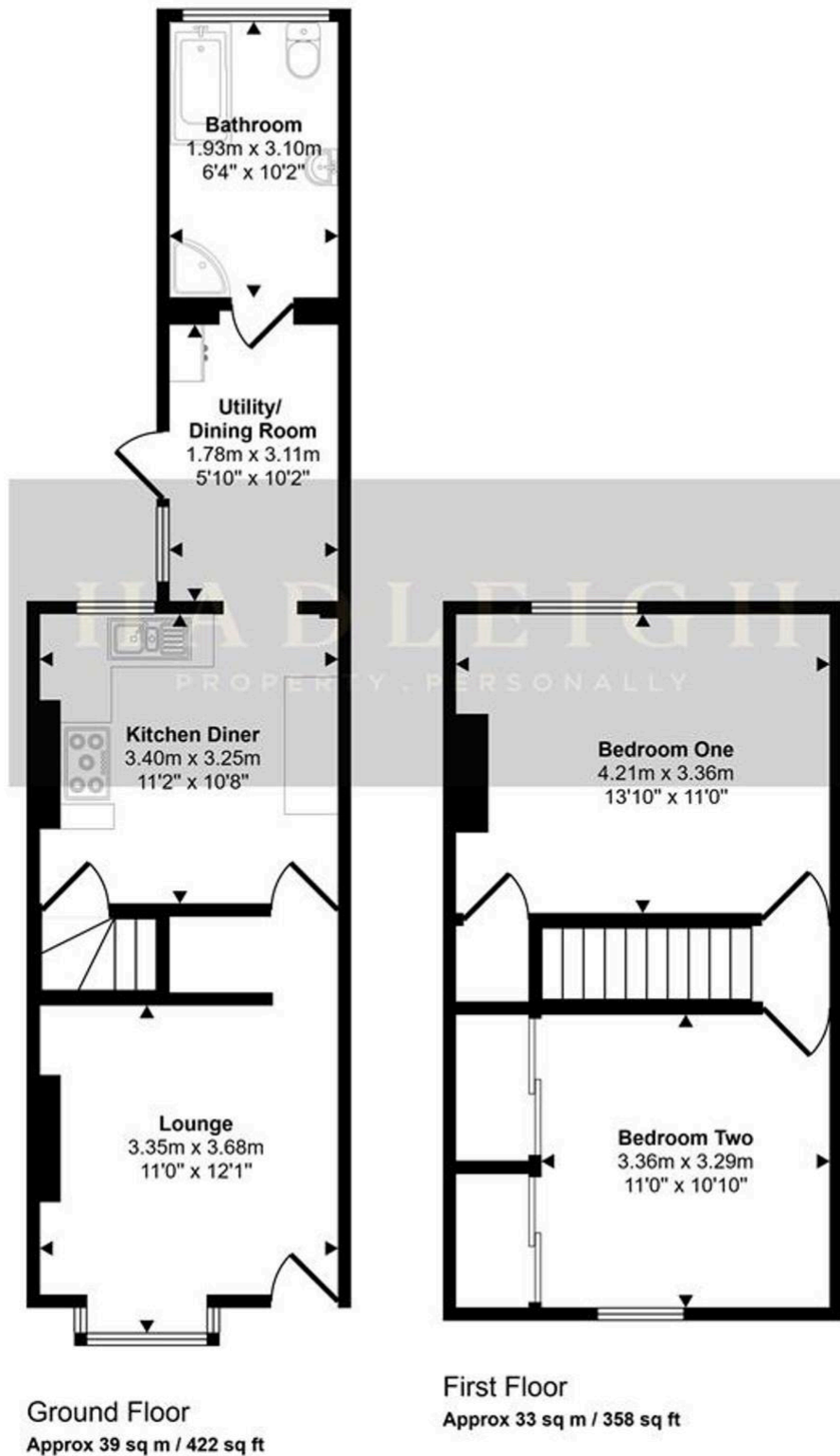
EPC Environmental Impact Rating: E



- Bright lounge & spacious kitchen/diner
- No upward chain
- Additional utility/dining room
- Two double bedrooms & ground floor bathroom



Approx Gross Internal Area
72 sq m / 780 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.