



**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

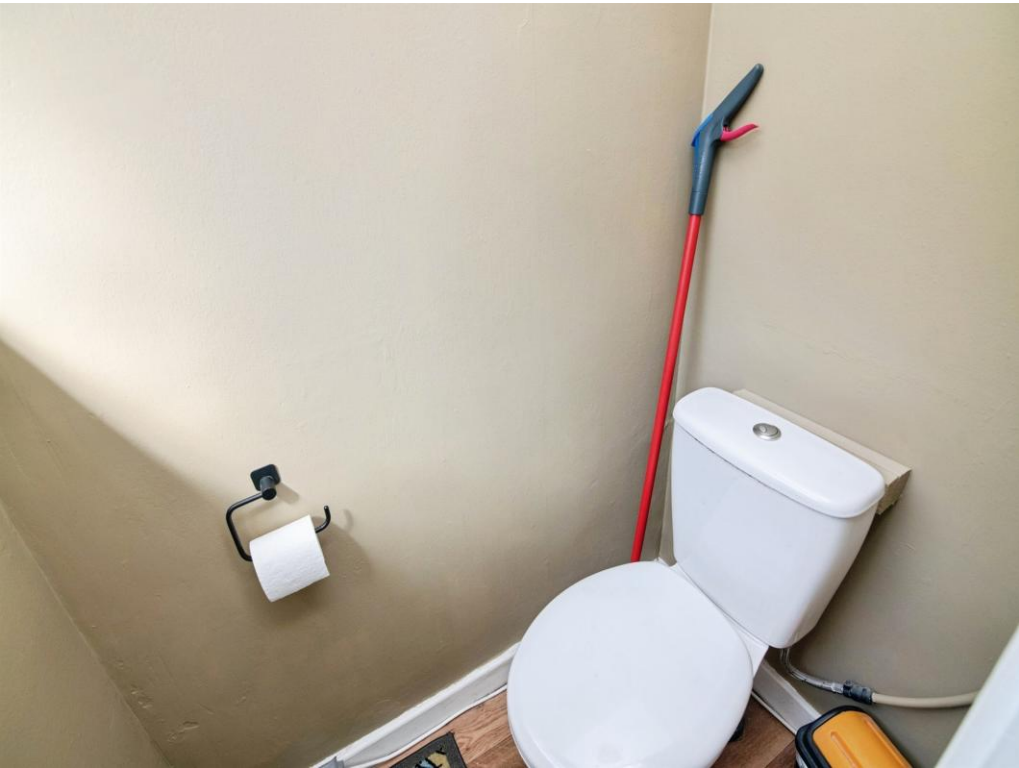
8' 10" x 8' 2" ( 2.69m x 2.49m )

## Bathroom

## Rear Garden

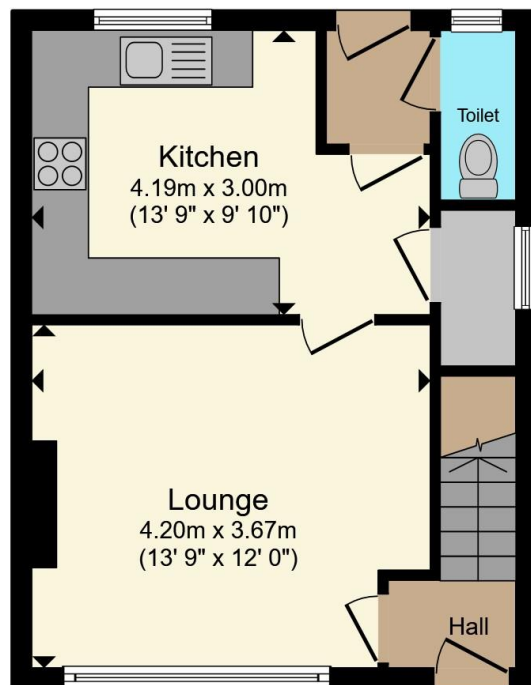
## Agents Note

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.

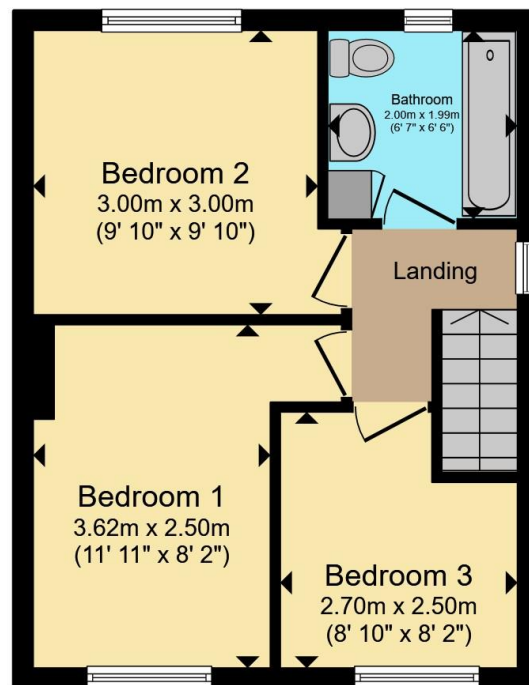








**Ground Floor**



**First Floor**

Total floor area 68.5 m<sup>2</sup> (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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 0121 552 2671**  
**E [oldbury@connells.co.uk](mailto:oldbury@connells.co.uk)**

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](http://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.

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