

For Sale

offers over **£240,000**



Milcote Road SMETHWICK B67 5BG

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Front Aspect

This property has plenty of traditional features, stained glass window features. This is why it has been classed as one of Connells Signature properties. With a gated front yard area, giving ample space for bin storage and access to the front door.

Reception Room Two

11' 9" x 12' 2" (3.58m x 3.71m)

With an open arch leading to the second reception room this property boasts of ample living space, with a French doors single glazed giving access to the rear garden, as well as giving plenty of light throughout the room and access to the kitchen. You have tiled flooring with underfloor heating, spotlights and a Windsor radiator.

Reception Room One

11' 9" x 13' 9" (3.58m x 4.19m)

Opening in to the first reception room you have plenty of light through the front bay window which also has fitted shutters. With carpeted flooring, this property is the traditional Bearwood home with a modern twist. Spot lights throughout and a traditional Windsor radiator fitted to the side aspect of when you enter the property.

Kitchen

7' 2" x 18' 3" (2.18m x 5.56m)

With a traditional Bearwood galley kitchen, fitted with wall and base units, work surface and breakfast bar area, sink with drainer, gas cooker and built in dish washer, Granite flooring throughout giving rear access to the garden.

Rear Garden

Rear garden is laid out for a low maintenance aspect, with being slabbed throughout. rear aspect you have a built shed for ample storage space which also has mains electricity

Bedroom One

12' 3" x 11' 9" (3.73m x 3.58m)

Windows to the front aspect double glazed, carpeted flooring, ceiling light point, radiator below the window. This room has plenty of light coming through from the front aspect. Access to build in storage cupboard

Bedroom Two

8' 9" x 12' 4" (2.67m x 3.76m)

Window to the rear aspect double glazed, carpeted flooring, ceiling light point and radiator. The second bedroom is a spacious double.



Bathroom

Tiled flooring, leading to a traditional bathroom suite of fitted bath with mixer taps, sink basin, W/C and a fitted standing Jacuzzi steam shower (this will be included in the property sale).

Loft

The property comprises of ample storage space, the loft is fully boarded and covers the square footage of the property. The loft has also been fully carpeted with a Vulex window and ceiling light point.

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





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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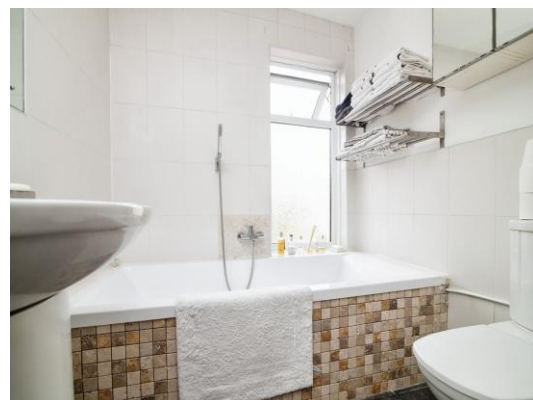
122-123 Poplar Road Bearwood
 SMETHWICK B66 4AP

Property Ref: BEA310949 - 0022

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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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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