



Abbey Road, Smethwick B67 5LW

welcome to

Abbey Road, Smethwick

* BEAUTIFULLY PRESENTED THROUGHOUT ** DESIRABLE LOCATION ** BLEND OF CHARACTERFUL AND MODERN FEATURES **

Agent Note

This property is council tax band B.

Entrance Hall

Stairs to first floor, doors to living room & dining room.

Living Room

12' 7" x 10' 1" (3.84m x 3.07m)

Double glazed bay window to front, oak laminate flooring, fireplace with inset fire/log burner.

Dining Room

13' 5" x 12' 4" (4.09m x 3.76m)

Double glazed French doors to rear, door into kitchen, bamboo flooring.

Kitchen

12' 10" x 8' 4" (3.91m x 2.54m)

Double glazed window, ceramic sink & drainer, bamboo flooring, ceiling spotlights, space for range cooker, central heating radiator, space for American fridge freezer, range of wall & base units with worktops over.

Utility Room

8' 5" x 3' 3" (2.57m x 0.99m)

Double glazed door to rear, door to bathroom.

Bathroom

7' 1" x 6' 11" (2.16m x 2.11m)

Double glazed frosted window, low level flush w/c, bath with shower over, wash hand basin.

Landing

Stairs to loft room, doors to all three bedrooms, & shower room.

Bedroom 1

13' 1" x 11' 2" (3.99m x 3.40m)

Double glazed bay window to front, carpet, ceiling light connection, central heating radiator.

Bedroom 2

12' 6" x 12' 4" (3.81m x 3.76m)

Double glazed window to rear, carpet, ceiling light connection, central heating radiator.

Bedroom 3

10' 3" x 8' 4" (3.12m x 2.54m)

Double glazed window to rear, carpet, ceiling light connection, central heating radiator.

Shower Room

6' 9" x 5' 2" (2.06m x 1.57m)

Double glazed frosted window, bamboo flooring, low level flush w/c, wash hand basin with mixer tap, shower cubical, cladding in shower & to splash-prone areas.

Loft Room

24' 10" x 15' 6" (7.57m x 4.72m)

Skylight, fully boarded.

Front Garden

Small gate & wall surrounds garden, steps up to front door, array of flowers & shrubs.

Rear Garden

Large patio area, lawned areas, pathways going through garden, array of shrubs, flowers, bushes & plants, raised wooden borders, fully fenced for privacy, shed at rear.

Parking

On street parking.





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welcome to

Abbey Road, Smethwick

- TRADITIONAL MID TERRACED HOUSE
- CONVENIENT FOR WARLEY WOODS
- THREE BEDROOMS GOOD SIZED
- TWO BATHROOMS ONE WITH SHOWER CUBICLE
- ATTRACTIVE REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in the region of

£350,000



Total floor area 140.9 m² (1,517 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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