

For Sale

£525,000



Ernest Road SMETHWICK B67 7LP

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Garage

A generously proportioned garage conversion, currently utilised as a home gym. This versatile space offers excellent potential for a variety of uses, providing ample storage, a home office gym or hobby room. Most importantly to create additional bedroom, offering valuable accommodation for guest or growing family

Porch

Hall

A welcoming and elegantly presented entrance hall, finished with luxury Amtico herringbone flooring that flows beautifully throughout the ground floor. Styled with a contemporary neutral palette, complemented by a fitted radiator and feature lighting, the hallway creates an impressive first impression while providing access to all principal ground floor accommodation and a stylish guest cloakroom.

W.C

A beautifully appointed guest cloakroom featuring striking marble-effect wall tiling, luxury Amtico herringbone flooring and a contemporary vanity wash basin. Further enhanced by a low-level WC, handheld bidet spray, designer heated towel radiator, and quality fittings throughout, this sophisticated space has been finished to an exceptional standard.

Reception Room One

An elegant front reception room combining comfort with contemporary styling. The room boasts a beautiful bay window that floods the space with natural light, while a bespoke panelled feature wall creates a stylish focal point. Finished with quality carpeting, recessed lighting and a neutral décor scheme, this versatile room is ideal as both a formal lounge and family retreat.

Reception Room Two

A stunning and generously proportioned living space designed with modern family living in mind. Featuring a bespoke media wall, luxury Amtico herringbone flooring and recessed spotlighting, the room offers an impressive environment for both relaxing and entertaining, seamlessly connecting to the rear living accommodation.

Conservatory

A magnificent addition to the home, this light-filled conservatory enjoys panoramic views over the beautifully landscaped garden. Featuring contemporary bi-fold doors that create a seamless transition between indoor and outdoor living, the space provides a versatile setting for entertaining, dining, or enjoying a peaceful retreat throughout the seasons.



Kitchen/Diner

A beautifully designed contemporary kitchen featuring an extensive range of sleek fitted cabinetry, complemented by quality quartz work surfaces and integrated cooking appliances, including a gas hob, oven and grill. The impressive central island creates the perfect space for informal dining and entertaining, while feature lighting and contemporary finishes combine to create a stylish yet highly functional family hub.

Utility

A useful separate utility room with dedicated space for both a washing machine and tumble dryer. This practical area provides excellent storage and helps keep laundry appliances neatly organised and away from main living spaces.

First Floor

Principle Bedroom

An impressive and luxurious principal bedroom suite offering an exceptional level of comfort and practicality. The room benefits from an extensive range of bespoke fitted wardrobes and storage solutions, together with access to a dedicated walk-in dressing room and a beautifully appointed en-suite shower room, creating a true sanctuary within the home.

Walk In Wardrobe

A bespoke dressing room featuring an extensive range of custom-fitted wardrobes, shelving, hanging rails and drawer units. Thoughtfully designed to maximise storage while maintaining a luxurious feel, this exceptional space provides a boutique hotel-style dressing experience.

En Suite

A luxurious, high-specification en-suite finished to an exceptional standard. Featuring bespoke made-to-measure vanity units, elegant his-and-hers wash basins, and premium Hansgrohe taps and shower fittings, this beautifully designed space offers a spa-inspired atmosphere. The large walk-in shower, contemporary tiling and carefully considered finishes combine to create an indulgent retreat.

Bedroom 2

A beautifully presented double bedroom benefiting from a comprehensive range of fitted wardrobes and bespoke storage solutions. The attractive bay window allows an abundance of natural light to flood the room, creating a bright and inviting space that effortlessly combines practicality with style.

Bedroom 3

A beautifully presented and versatile bedroom, ideally suited as a guest suite, nursery, home office, or additional bedroom. Bathed in natural light from a generous window, the room benefits from a refined neutral décor palette, creating a calm and inviting atmosphere. A flexible space designed to adapt effortlessly to a variety of lifestyles and family requirements.

Bathroom

A luxurious family bathroom finished to an exceptional standard, showcasing a contemporary suite complemented by a panelled bath with overhead rainfall shower. The room is enhanced by bespoke made-to-measure vanity furniture, stylish tiling, and premium Hansgrohe taps and shower fittings, combining elegant design with everyday practicality. Thoughtfully crafted to create a sophisticated, spa-inspired retreat, this beautifully appointed bathroom delivers both comfort and luxury in equal measure.

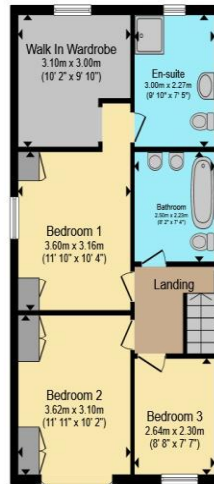
Agents Note

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Ground Floor



First Floor

Total floor area 170.7 m² (1,837 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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Property Ref: BEA313135 - 0003

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

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