



## Argyll Way Smethwick, B66 2BQ £329,995

- CHAIN FREE
- NEW HOME BUILT BY ARORA LIVING
- FOUR DOUBLE BEDROOMS
- LARGE GARDEN
- OFF ROAD PARKING
- LUXURY FITTINGS AND FIXTURES
- ENSUITE MASTER BEDROOM
- SOUGHT AFTER LOCATION
- LOCAL TRANSPORT LINKS

# Argyll Way, Smethwick, B66 2BQ

MODERN THREE-STOREY HOME | TENANT IN SITU | INVESTMENT OPPORTUNITY | PRIVATE GARDEN & PARKING

Love Your Postcode are proud to present this impressive modern home, offered for sale with a tenant currently in situ, providing an attractive opportunity for investors seeking an income-producing property.

Arranged across three floors, the property offers spacious and versatile accommodation, including a modern fitted kitchen, generous living space, well-proportioned bedrooms, a private rear garden and off-road parking.

Ideally positioned for local amenities, schools and transport links, the property combines a desirable residential location with the benefit of an existing tenancy from completion.

Spacious, modern and already tenanted, an excellent addition to a property portfolio.

EPC- B  
Council Tax- D  
Commitment Fee Applies

- Entrance Hall 13'5" x 6'3"
- Cloakroom 5'11" x 2'11"
- Reception 15'1" x 13'5"
- Kitchen 10'10" x 9'6"
- Master bedroom 15'5" x 13'5"
- Bedroom 2 10'2" x 15'1"
- En-suite 5'7" x 10'6"
- Bedroom 3 10'2" x 15'5"
- Bedroom 4 8'6" x 10'10"
- Family Bathroom 6'3" x 9'6"

Only those items mentioned within these particulars are included in the sale. All other items are excluded or may be negotiable with the vendor by separate agreement. Love Your Postcode has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their solicitor or surveyor. Double glazing and central heating exists only where specified.

