

For Sale

£115,000



Francis Road Smethwick B67 7HU

Prime Properties in Smethwick Discover this two-bedroom townhouse on Francis Road, presented by Connells Bearwood. An ideal choice for commuters or investors seeking a well-connected property in a popular location.

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Francis Road Smethwick B67 7HU

Ground Floor

Hallway

Hallway with stairs leading up to the First Floor of the property.

First Floor

Lounge

A well-proportioned reception room featuring a front-facing window that provides natural light to the space. The room includes a central ceiling light point, radiator, and neutral wall décor with a patterned feature wall. Fitted carpet flooring completes the room, offering a comfortable and inviting living area.

Kitchen

A functional kitchen fitted with a range of wall and base units providing ample storage. The room includes a stainless-steel sink with drainer beneath a rear-facing window, tiled splashbacks, and space for essential appliances. A built-in oven and gas hob with extractor hood are also integrated,

Bedroom One

A generously sized double bedroom featuring a window that provides natural light to the space. The room includes a central ceiling light point, radiator, and a patterned feature wall adding character. Finished with wood-style flooring.

Bedroom Two

Second bedroom featuring a window that provides natural light to the room, includes a ceiling light point, Decorated sage green walls and wooden-style flooring.

Bathroom

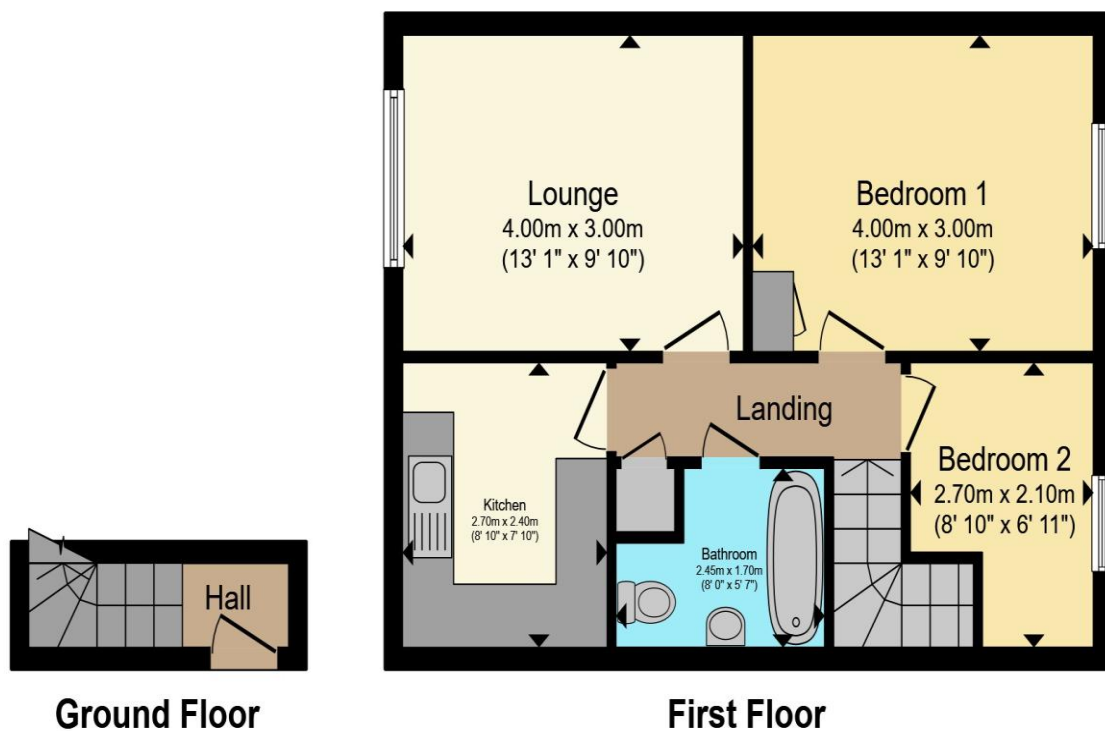
A functional bathroom comprising a fitted bath, pedestal wash basin, and low-level WC. The room includes neutral-coloured walls, tiled splashback above the basin, and a window providing natural light whilst maintaining privacy.

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.







Total floor area 49.4 m² (532 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

Connells

To view this property please contact Connells on

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 SMETHWICK B66 4AP

Property Ref: BEA312034 - 0018

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 10.00

view this property online
connells.co.uk/Property/BEA312034

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 April 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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