

for sale

£225,000



Arden Road Smethwick B67 6EW

Prime Properties in Smethwick Discover this well presented four-bedroom mid-terrace on Arden Road, proudly brought to you by Connells Bearwood. Perfect for families, commuters, or investors looking for a well-connected home in a popular location. ***Contact Us Today 0121 420 3611!***

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Ground Floor

Reception Room

A bright and welcoming reception room featuring a front-facing bay window allowing natural light. The room is finished in neutral tones with cream walls, wood-style flooring, and a ceiling spot-lights.

Lounge

Features a rear facing window with radiator positioned underneath. Decorated with cream walls and taupe wood-effect flooring, and a ceiling spot-lights.

Kitchen

A modern galley-style kitchen fitted with a range of sleek wall and base units, complemented by contrasting work surfaces and a tiled splashback. The room benefits from a side-facing window allowing natural light, while offering ample countertop space and room for appliances. Finished in neutral tones with tiled flooring.

Shower Room

A contemporary shower room fitted with a modern corner shower enclosure featuring stylish wall tiling. The space is finished with a combination of marble-effect and textured tiles, complemented by a frosted window allowing natural light while maintaining privacy. Further benefits include a wash hand basin, low-level WC, and tiled flooring.

Garden

A generously sized rear garden, offering excellent potential for landscaping. The space is mainly laid to hardstanding with a patio area directly adjoining the property. Enclosed by timber fencing to both sides, the garden provides privacy and a secure environment.

First Floor

Bedroom One

Features a front-facing window allowing natural light, with a radiator positioned beneath and spot-lights above. The room is decorated in neutral tones with cream walls and benefits from fitted carpeted flooring.

Bedroom Two

Features a rear-facing window allowing natural light, with a radiator positioned beneath and spot-lights above. The room is decorated in neutral tones with cream walls and benefits from fitted carpeted flooring.

Bedroom Three

Features a rear-facing window allowing natural light, with a radiator positioned beneath and spot-lights above. The room is decorated in neutral tones with cream walls and benefits from fitted carpeted flooring.



Second Floor

Loft Space/Bedroom Four

A versatile loft room providing additional bedroom or storage space, accessed via the upper floor and benefiting from a skylight window that allows natural light to fill the area. The room is decorated with neutral tones with fitted carpeting and spot-lights above. - Please note this room is currently used as a bedroom; however, no building regulations or planning permission has been obtained.

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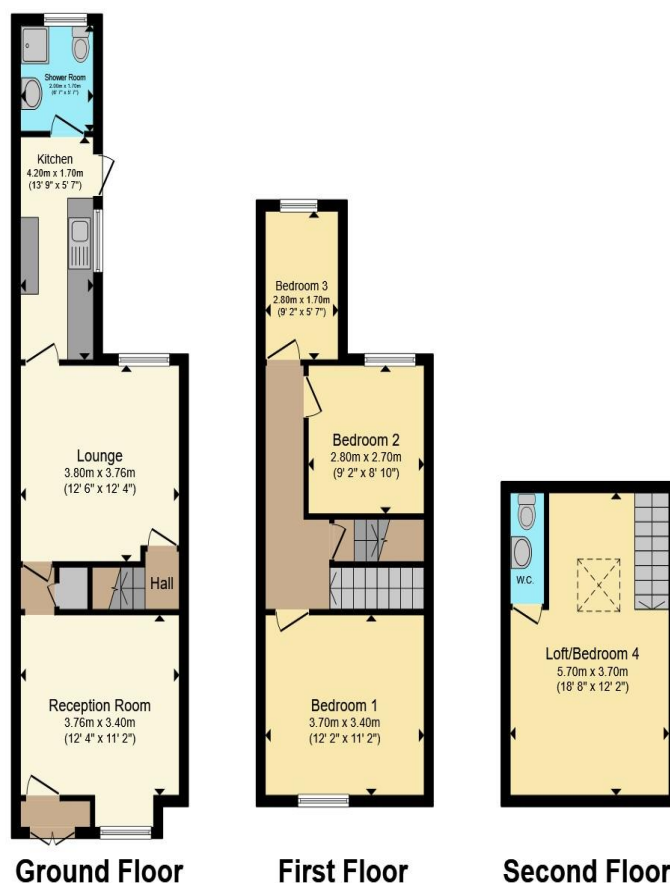
A compact and convenient loft WC, fitted with a low-level WC and pedestal wash hand basin. The space is finished with panelled walls and neutral flooring.

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 98.7 m² (1,062 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

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 SMETHWICK B66 4AP

Property Ref: BEA312778 - 0021

Tenure:Freehold EPC Rating: E

Council Tax Band: A

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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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