

For Sale

£240,000



Rawlings Road Smethwick B67 5AD

A three-bedroom mid-terrace home in a popular location, close to local amenities, schools, and transport links. Ideal for first-time buyers, families, or investors.

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Ground Floor

Lounge/Diner

A bright and spacious open-plan lounge/diner offering the perfect space for both relaxing and entertaining. Featuring neutral décor, a feature fireplace, and ample room for living and dining furniture, the room benefits from plenty of natural light, creating a warm and inviting atmosphere ideal for modern family living.

Kitchen

A stylish and well-appointed modern fitted kitchen featuring a range of wall and base units, complementary work surfaces, integrated cooking facilities, and attractive tiled splashbacks. The bright and practical layout offers ample storage and workspace, making it ideal for everyday cooking and family living.

Utility

W.C

A well-presented downstairs cloakroom fitted with a low-level WC and wall-mounted wash hand basin. Finished with neutral décor, tiled flooring, and a frosted window.

First Floor

Bedroom One

A spacious and well-presented double bedroom featuring neutral décor and ample space for additional furniture. Bright and versatile, this comfortable room provides an ideal retreat and is perfectly suited to modern family living.

Bedroom Two

A well-proportioned bedroom featuring fitted wardrobes, neutral décor, and a charming feature fireplace. Offering comfortable accommodation with space for additional furnishings, this bright and versatile room is ideal as a bedroom, nursery, or home office.

Bedroom Three

A bright and well-presented single bedroom featuring neutral décor and a large window allowing plenty of natural light. Currently used as a child's bedroom, this versatile space would also make an ideal nursery, home office, or guest room.

Bathroom

A modern and well-maintained family bathroom comprising a panelled bath with shower over, wash hand basin, and contemporary tiling throughout. The frosted window provides natural light while maintaining privacy, creating a bright and practical space for everyday use.



Agents Note

Please note that an AML fee 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.





Ground Floor First Floor

Total floor area 102.6 m² (1,104 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: BEA312631 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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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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