

For Sale

offers in the region of **£205,000**



Edward Road SMETHWICK B67 6DP

Prime Properties in Smethwick Discover this well presented three bedroom terrace property on Edward Road, proudly brought to you by Connells Bearwood. Perfect for first time buyers, families, investors, looking for a well-connected home in a popular location. ***Contact Us Today 0121 420 3611***

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Reception 1

A spacious through lounge offering excellent versatility for both living and dining areas. Featuring neutral décor, fitted carpet, and wall lighting. The room benefits from a bright and airy feel with ample space for a range of furniture, making it ideal for relaxing and entertaining. Access to the entrance hallway and remaining accommodation.

Reception 2

A generously sized reception room offering ample space for both living and dining furniture. Finished with neutral décor and fitted carpet, the room provides a bright and versatile living space. Features include decorative wall lighting, central heating radiator, and stairs rising to the first floor, with access from the first reception. Ideal for everyday family living and entertaining guests.

Kitchen

A fitted galley-style kitchen comprising a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. The room benefits from ample worktop space, space for appliances, tiled splashbacks, and a large rear-facing window providing plenty of natural light. Access to the rear garden.

Bedroom 1

A well-proportioned bedroom featuring neutral décor, fitted carpet, and a large window allowing for plenty of natural light.

Offering ample space for bedroom furniture, this bright and airy room provides a blank canvas for buyers to personalise and is ideal as a main bedroom, guest room, or home office.

Bedroom 2

A good-sized second bedroom featuring neutral décor, fitted carpet, and space for a double bed and additional bedroom furniture. The room offers a bright and comfortable environment, making it ideal as a guest room, children's bedroom, or additional sleeping accommodation.

Bedroom 3

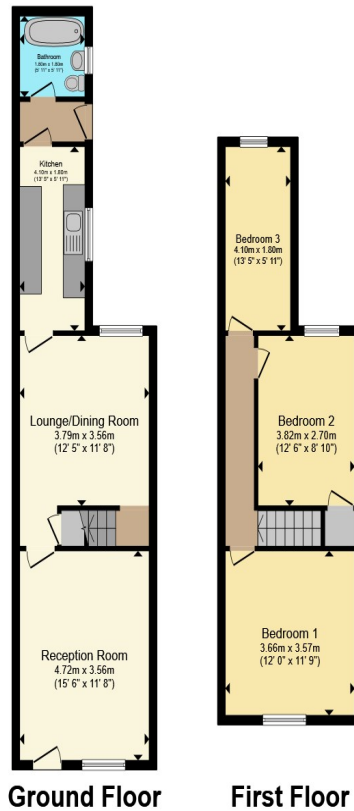
A well-proportioned third bedroom featuring neutral décor, fitted carpet, and a rear-facing window allowing for natural light. Offering flexible accommodation, the room is ideal as a child's bedroom, guest room, nursery, or home office. A bright and practical space with scope for personalisation.

Bathroom

A modern fitted bathroom comprising a panelled bath with shower attachment and glazed shower screen, wash hand basin with vanity storage, and complementary contemporary wall tiling. The room benefits from a frosted window providing natural light and ventilation, creating a bright and practical space for everyday use.







Total floor area 84.2 m² (907 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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Property Ref: BEA313159 - 0001

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

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