

FREEHOLD



House - Terraced - Council Tax Band B - EPC Rating: D

**62 MERRIVALE ROAD, SMETHWICK, WEST
MIDLANDS, B66 4EJ**
Guide Price

£225,000



62 Merrivale Road, Smethwick, West Midlands, B66 4EJ

Immaculately presented 2-bedroom terraced house, comprises hallway, front reception, rear reception, storage cupboard, kitchen and utility. Upstairs are 2-double bedrooms, family bathroom and access to fully boarded loft. Pleasant low maintenance rear garden with shed and a paved and gravelled fore garden. The property is situated within walking distance of Bearwood High Street which offers a range of amenities including shops, independent eateries, several green spaces and excellent public transport routes nearby. Benefit of no upward chain.

Fore Garden

The property is approached via a gate with a surrounding low brick wall, through to a paved and gravelled fore garden.

Leading to the front entry door to number 62.

Hallway

With solid wood flooring, coving, ceiling spotlight fittings and central heating radiator. Door to:

Front Reception

With solid wood flooring, picture rail, ceiling spotlight fittings, central heating radiator and wooden bay windows. Built-in log fire and cupboard housing gas meter. Opening to:

Rear Reception Room

With solid wood flooring, picture rail, ceiling spotlight fittings and central heating radiator. Built-in cupboard housing electric meter and new fuseboard. Wooden French doors to garden. Door to:

Inner Hallway

With solid wood flooring, ceiling spotlight fittings, central heating radiator, door to understairs cupboard and stairs to first floor.

Door to:

Kitchen

With tiled flooring, ceiling light fitting, coving, central heating radiator, wooden stable door with glass panel leading to garden and window to side aspect. Matching wall and base units with solid wood counter top, stainless steel sink with mixer tap and drainer. Integrated fridgefreezer, electric oven and gas hob. Combi boiler housed in kitchen cupboard.

Utility

Accessed via the garden, with ceiling light fitting, matching wall and base units and space and fittings for a washing machine and tumble dryer.

Stairs and Landing

With solid wood flooring, window to side aspect, ceiling spotlight fittings, coving, central heating radiator, loft hatch and doors to bedrooms and bathroom.

Front Bedroom

With solid wood flooring, ceiling light fitting, coving, central heating radiator, wooden sash windows to front aspect and alcoves with built-in storage.

Rear Bedroom

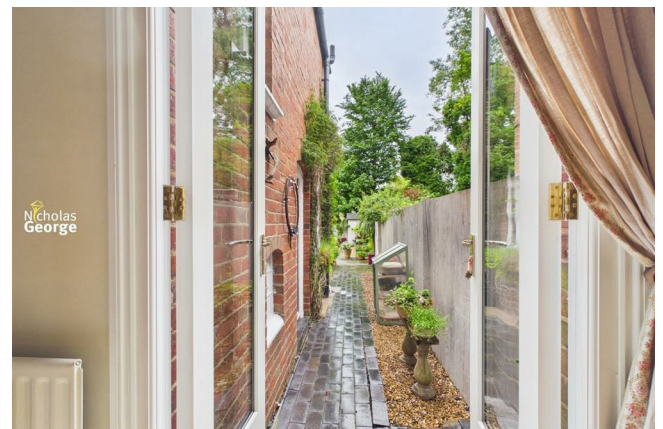
With solid wood flooring, ceiling light fitting, coving, central heating radiator, wooden sash window to rear aspect and alcove with built-in storage.

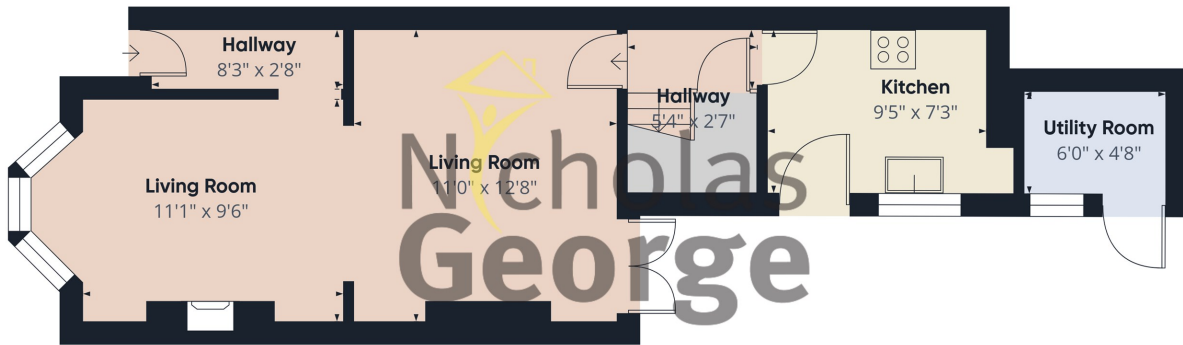
Bathroom

With solid wood flooring, ceiling spotlight fittings, central heating vertical radiator, partly tiled walls and frosted window to rear aspect. White suite comprising WC, sink with mixer tap, bath with mains shower overhead and glass shower screen.

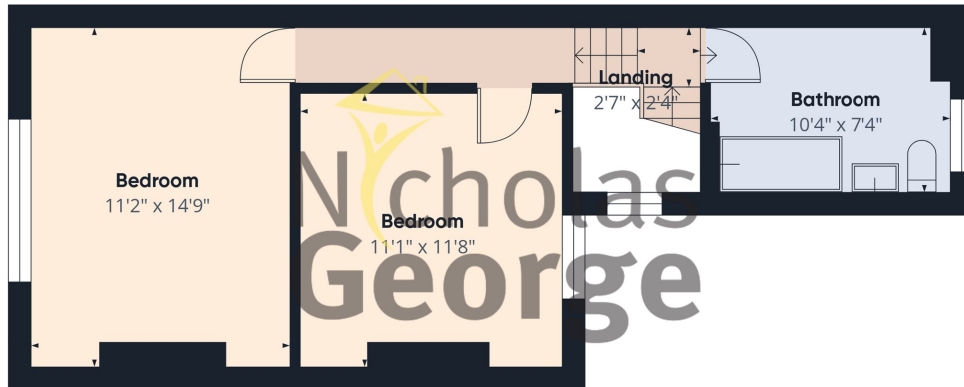
Outside

With paving leading through to gravelled garden, surrounded by mature shrubs and trees, shed and coal storage. Fence surround and right of way gated access.





Approximate total area^m
825 ft²

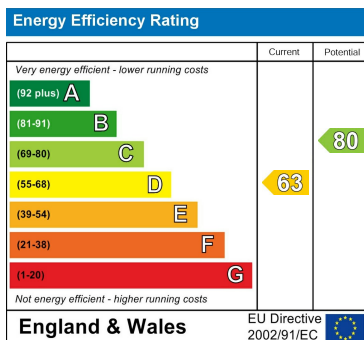


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Performance Graph



Tenure:

We understand the property is Freehold, interested parties should obtain verification from their own solicitor.

Council tax band B.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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