



**Barrett Street, Smethwick B66 4SE**

welcome to

## Barrett Street, Smethwick

\*\*\*\*\* FOUR - BEDROOM TERRACE PROPERTY \*\*\* LIVING/DINING ROOM \*\*\* EXTENDED TO THE REAR \*\*\* FITTED KITCHEN \*\*\* UTILITY ROOM \*\*\*  
DOWNSTAIRS SHOWER ROOM \*\*\* FAMILY BATHROOM \*\*\* EN-SUITE TO MASTER BEDROOM \*\*\* SECURE REAR GARDEN \*\*\* EXCELLENT LOCATION  
\*\*\*\*\*

### Lounge/Dining Room

15' x 20' 9" ( 4.57m x 6.32m )

Double glazed windows to the front and rear and a central heating radiator

### Kitchen

13' 3" x 8' 6" ( 4.04m x 2.59m )

With a range of wall and base units, gas hob and oven with extractor hood over, a sink and drainer, plumbing for both a washing machine and dishwasher, double glazed windows to the rear and French doors to the rear.

### Shower Room

shower cubical, low level flush w/c, hand wash basin.

### Master Bedroom With En-Suite

10' 9" x 10' 1" ( 3.28m x 3.07m )

Double glazed window to rear, central heating radiator, fitted wardrobes. En-suite has shower cubical, low level flush w/c, hand wash basin.

### Bedroom Two

15' 1" x 9' 8" ( 4.60m x 2.95m )

Double glazed window to the rear, central heating radiator.

### Bedroom Three

10' 7" x 8' 4" ( 3.23m x 2.54m )

double glazed window to front, central heating radiator.

### Bedroom Four

double glazed window to front, central heating radiator.

### Family Shower Room

With shower cubicle, w/c and hand wash basin

### Agent Note

This property is council tax band D.





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## Barrett Street, Smethwick

- Well-presented terrace property.
- Four good sized bedrooms.
- Downstairs shower room.
- En-suite facilities.
- Extended to the rear.

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

**£350,000**



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.focalagent.com](http://www.focalagent.com)

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