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For Sale

offers over **£170,000**



Merrivale Road Smethwick B66 4EB

Prime Properties in Smethwick Discover this spacious two-bedroom mid-terrace property on Merrivale Road, 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 on 0121 420 3611*

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Ground Floor

Reception Room One

A bright and welcoming reception room featuring neutral painted walls and attractive wood-effect flooring, creating a modern and versatile living space. The room benefits from an abundance of natural light, enhancing the spacious feel throughout. Additional features include a decorative wooden fireplace surround, fitted radiator, and ceiling light point. A doorway leads through to the second reception room, offering an ideal layout for both everyday living and entertaining.

Reception Room Two

A spacious and light-filled second reception room featuring neutral painted walls and attractive wood-effect flooring. The room benefits from a characterful brick-backed fireplace, adding charm and a focal point to the space. A large window overlooks the rear garden, allowing plenty of natural light to flow through the room. Additional features include a ceiling light point, stairs leading to the first floor, and a door providing access to the kitchen. This versatile room is ideal for use as a dining room, family room, or additional living space.

Kitchen

A galley-style kitchen fitted with a range of storage cupboards and incorporating a sink unit. The room features grey laminate-effect flooring and neutral painted walls, creating a clean and practical space. Additional benefits include housing for the boiler and ample room for everyday kitchen appliances and storage.

Rear Garden

Enclosed rear garden with a paved pathway leading to the property, mature trees and shrub borders. Benefitting from an outdoor storage room and direct access from the road via the adjacent alleyway, with no neighbouring rights of way across the garden, providing added privacy and convenience.

First Floor

Bedroom One

A beautifully bright and spacious principal bedroom featuring neutral painted walls and grey carpeting, creating a calm and relaxing retreat. A large window floods the room with natural light, enhancing the airy and inviting atmosphere. The room further benefits from a convenient storage cupboard, fitted radiator, and ceiling light point. Offering excellent space for a range of bedroom furnishings, this attractive room combines comfort and practicality, making it the perfect sanctuary within the home.



Bedroom Two

A charming and light-filled second bedroom, beautifully presented with neutral painted walls and grey carpeting to create a warm and inviting atmosphere. Natural light streams through the window, enhancing the bright and airy feel of the room, while a ceiling light point provides additional illumination. Versatile in its use, this appealing space is perfectly suited as a guest bedroom, nursery, stylish home office, or comfortable second bedroom.

Bathroom

A well-maintained family bathroom featuring white painted walls and grey laminate-effect flooring. The suite comprises a wash hand basin, low-level WC, and bath. Grey marble-effect tiling to the bath surround provides an attractive and practical finish. Additional features include a fitted radiator and ceiling light point, creating a bright and functional space suited to everyday family living.

Agents Note

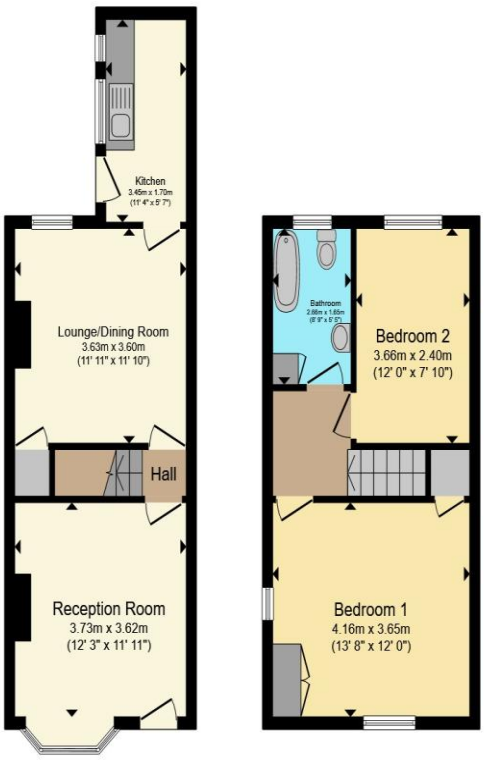
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Total floor area 71.5 m² (770 sq.ft.) approx

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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SMETHWICK B66 4AP

Property Ref: BEA313043 - 0018

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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