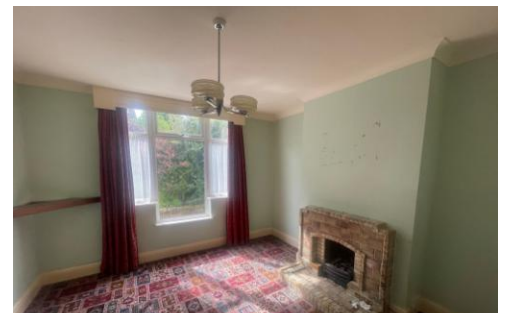


# ARKADE

PROPERTY



**69 Woodbourne Road**  
Smethwick, B67 5NB

**£250,000**

# Property Features

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- Semi-detached
- 3 bedrooms
- Driveway
- Garage
- Rear garden
- No upward chain
- Kitchen
- Bathroom
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## Full Description

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Arkade Property are please to offer this 3 bedroom, semi-detached house in Smethwick. The property consists of a driveway and garage, a rear garden, 3 bedrooms, a kitchen, a bathroom and 2 living rooms.

The property is located within easy access of the Hagley Road which leads either to the M5 or into Birmingham city centre. In the immediate vicinity there are several schools as well as local shops and good public transport links.

The property is accessed up the driveway where there is a front garden.

### HALLWAY

From the front door, which has colored glass insets, the hallway has carpeted flooring, a ceiling light and under stairs storage. There are stairs leading to the first floor as well as doors leading to the ground floor rooms.

### FRONT LIVING ROOM

13' 8" x 11' 10" (4.19m x 3.63m)

The front living room has a bay window, a fire place with a tiled surround, a ceiling light and a wall socket.

### REAR LIVING ROOM

13' 5" x 11' 11" (4.09m x 3.65m)

The rear living room also has a tiled fire place, a ceiling light and a window overlooking the garden.

### KITCHEN

8' 11" x 6' 0" (2.72m x 1.85m)

Within the kitchen is carpeted flooring, an electric wall mounted fire place, a window overlooking the garden, base and wall units, four wall sockets and a sink with draining board. There is a door



leading to the garage which in turn leads into the garden.

#### STAIRS AND LANDING

The stairs are carpeted with a bannister, there is a ceiling light, a smoke alarm, a frosted window and a storage heater. From the landing are doors leading to the bedrooms and bathroom.

#### BATHROOM

6' 7" x 6' 6" (2.03m x 1.99m)

The bathroom has a bath tub, a sink, a toilet, a frosted window, ceiling light and the boiler cupboard.

#### BACK BEDROOM

11' 10" x 11' 5" (3.63m x 3.49m)

The rear bedroom has carpeted flooring, a window overlooking the garden, a ceiling light and a wall socket.

#### FRONT BEDROOM

14' 7" x 10' 11" (4.47m x 3.35m)

The front bedroom has a bay window, a ceiling light, carpeted flooring, two wall sockets and an electric heater.

#### THIRD BEDROOM

7' 4" x 7' 1" (2.26m x 2.17m)

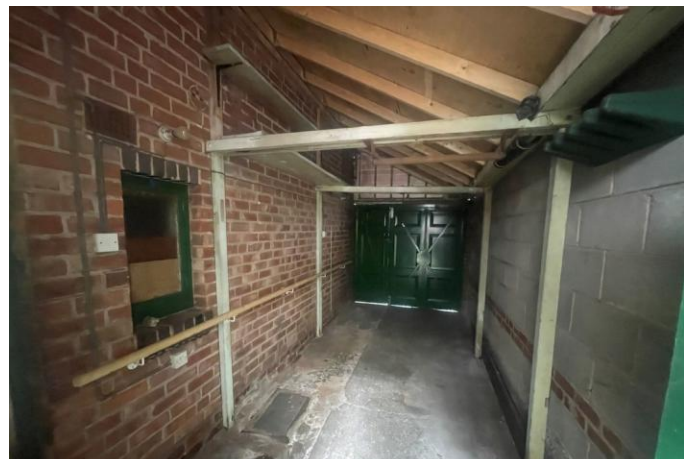
The third bedroom has carpeted flooring, a window, ceiling light and a wall socket.

The property is freehold - please note these details all need to be confirmed with a solicitor.

Mains electricity, gas, drainage and water are connected to the property. These have not been tested so no guarantee can be given that they are in working order.

Fixtures, fittings and appliances referred to have not been tested so no guarantee can be made that these are in working order. Only those items mentioned in the sales particulars are included in the sale. All others are specifically excluded but some items may be available by separate negotiation. Misrepresentation Act 1967.

These details are prepared as a general guide only and must not be relied on as a basis to enter legal binding obligations. A prospective purchaser should rely upon his/her own inspection, surveyor and/or solicitor before any expenditure or legal commitment. If a prospective purchaser does wish to rely upon these particulars Arkade Property would be happy to provide specific written verification.



Verbal representation will be made in good faith but cannot be relied upon. Subjective comments in these particulars are the opinion of Arkade Property only.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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