



Barrett Street, Smethwick B66 4SE

welcome to

Barrett Street, Smethwick

THREE-BEDROOM FAMILY HOMETWO RECEPTION ROOMS***DOWNSTAIRS W/C***EN-SUITE OFF MASTER BEDROOM***ALLOCATED OFF ROAD PARKING***RESIDENTIAL ROAD IN SMETHWICK***NEAR TO METROPOLITAN HOSPITAL***EASY ACCESS TO BIRMINGHAM CITY CENTRE***NO CHAIN***

Agent Note

This property is council tax band D. The roof is fitted with solar panels

Entrance Hallway

Stairs to first floor, doors to lounge, kitchen, 2nd reception room & downstairs w/c.

W/C

Low level flush w/c, wash hand basin with mixer tap, tiled floor & splash-prone areas, central heating radiator.

Lounge

18' 8" x 11' 10" (5.69m x 3.61m)
Double glazed front & side facing windows. storage cupboard, ceiling light point. laminate flooring, central heating radiator.

Reception Room

10' 4" x 8' 10" (3.15m x 2.69m)
Double glazed double doors to rear, laminate flooring, ceiling light point, central heating radiator. (currently used as a bedroom).

Kitchen/diner

10' 4" x 9' 2" (3.15m x 2.79m)
Double glazed doors to side & window to front, tiled to floor & splash-prone areas, ceiling light point, range of wall & base units with worktops over, sink & mini sink with drainer & mixer tap over, integrated oven and gas hob with extractor over hob, space for washing machine & dishwasher/tumble dryer.

Landing

Storage cupboard, door to the three bedrooms and the family bathroom.

Bedroom 1

18' 10" x 10' 4" (5.74m x 3.15m)
Double glazed windows, laminate flooring, ceiling light point, central heating radiator, built in storage cupboard. Door to en-suite.

En-Suite

6' 7" x 3' 11" (2.01m x 1.19m)
Double glazed window to front, low level flush w/c, shower, wash hand basin with storage beneath, laminate flooring, ceiling light point, tiled to splash-prone areas.

Bedroom 2

10' 3" x 9' 10" (3.12m x 3.00m)
Double glazed window, laminate flooring, ceiling light point, central heating radiator.

Bedroom 3

8' 10" x 8' 6" (2.69m x 2.59m)
Double glazed window, laminate flooring, ceiling light point, central heating radiator.

Bathroom

Double glazed window, low level flush w/c, wash hand basin & mixer tap, bath with shower over & mixer tap, tiled to splash-prone areas.

Front Garden

Small front garden with feature wall surrounded.

Rear Garden

Patio area, path leading to other end of garden, mainly laid to lawn, fencing for privacy, raised bedding border for planting, large wooden storage cabin, gate at rear of the garden.





Parking

There are two parking spaces within the freehold boundary.

Loft Space

The loft is fully floorboarded, providing substantial additional storage space.



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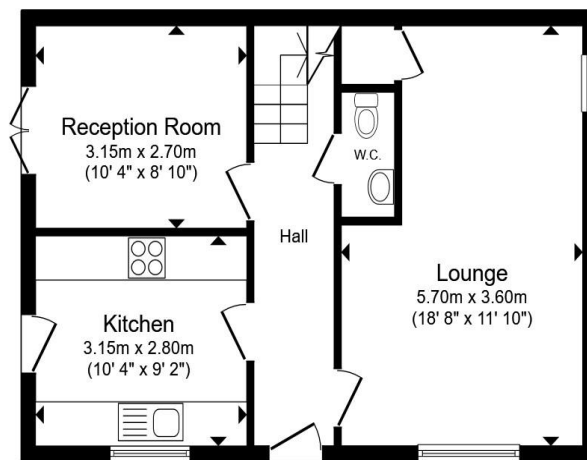
Barrett Street, Smethwick

- Close to Metropolitan Hospital and Birmingham City Centre
- Three Bedroom Family Home
- Two Reception Rooms
- En-suite Bathroom off Master Bedroom
- Downstairs W/C

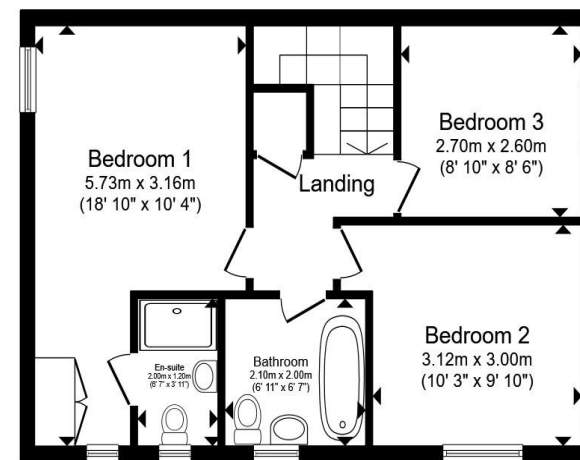
Tenure: Freehold EPC Rating: C

Council Tax Band: D

£280,000



Ground Floor



First Floor

Total floor area 92.7 m² (998 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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