



**Marlborough Road, Smethwick B66 4DW**

**welcome to**

## **Marlborough Road, Smethwick**

**\*\*\*NO ONWARD CHAIN\*\*\*TWO BEDROOMS\*\*\*TWO RECEPTION ROOMS\*\*\*WALKING DISTANCE TO LOCAL AMENITIES AND TRANSPORT LINKS\*\*\***

### **Agent Note**

This property is council tax band B.

### **Entrance Hall**

Front door into entrance hall, door to reception room & hall.

### **Reception Room**

15' 2" x 8' ( 4.62m x 2.44m )

Double glazed bay window to front, ceiling light connection, central heating radiator, small cupboards, coving to ceiling, carpet.

### **Hall**

Stairs to first floor, entrance to second reception room.

### **Reception Room**

11' 10" x 11' 6" ( 3.61m x 3.51m )

Double glazed window to rear, carpet, feature fire surround and inset fire, ceiling light connection, door to kitchen, archway to hall and door.

### **Kitchen**

12' 2" x 6' 11" ( 3.71m x 2.11m )

A beautifully presented kitchen with double glazed window to rear & door to garden, tiling to splash-prone areas, ceiling light connection, sink & drainer unit with mixer tap, space for free standing oven, cooker hood over, plumbing for washing machine, range of wall & base units with worktops over.

### **Landing**

doors to the two bedrooms and bathroom.

### **Bedroom 1**

13' 7" x 12' 6" ( 4.14m x 3.81m )

Double glazed window to front, ceiling light connection, carpet, built in cupboard.

### **Bedroom 2**

11' 11" x 10' 9" ( 3.63m x 3.28m )

Double glazed window to rear, ceiling light connection, carpet, built in cupboard.

### **Bathroom**

12' x 6' 11" ( 3.66m x 2.11m )

Double glazed frosted window to rear, built in cupboard, laminate flooring, low level flush w/c, wash hand basin with mixer tap, curved bath with glass screen & shower over, tiles to splash-prone areas, central heating radiator, ceiling light connection. Subject to permissions, this well-proportioned room could be converted for another use such as a bedroom.

### **Front Garden**

Small front garden, waist high wall surrounds, small step into garden, step up to front door, fully paved.

### **Rear Garden**

Patio area, step up to lawned area, path surrounds lawn area, fencing surrounds, brick built shed.

### **Parking**

No parking.





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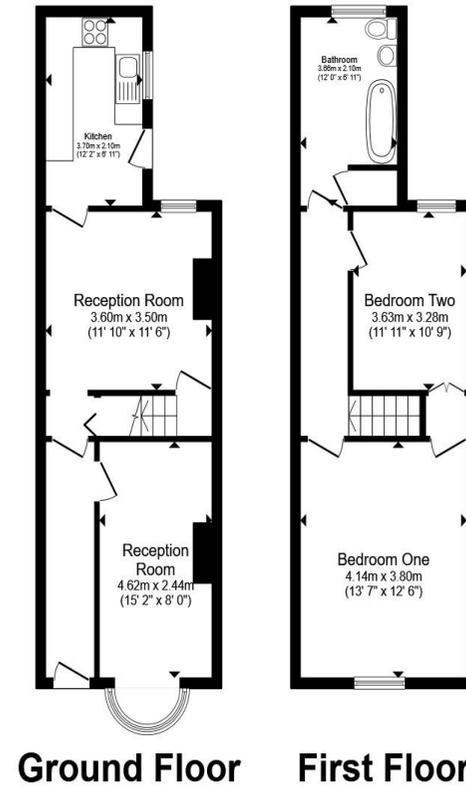
- NO ONWARD CHAIN
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- REAR GARDEN
- WALKING DISTANCE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

**£210,000**



Total floor area 82.7 m<sup>2</sup> (890 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](http://www.propertybox.io)



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