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For Sale

offers over **£285,000**



Berry Drive Smethwick B66 1RN

Prime Properties in Smethwick Discover this spacious three-bedroom property on Berry Drive, 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 0121 420 3611*

Berry Drive Smethwick B66 1RN

Ground Floor

Lounge

Features a neutrally decorated room featuring a large front-facing window that allows ample natural light. The space is finished with dark wood-effect flooring and includes ceiling light points, with internal double doors leading in to the dining room.

Dining Room

Features a neutrally decorated dining space with double-glazed patio doors allowing plenty of natural light and providing direct access to the garden. The room is finished with light wood-effect flooring and includes ceiling light points above.

Kitchen

Features matching base and wall cabinets that provide ample storage and a coordinated finish. The space includes an oven with gas hob set beneath a tiled splashback, maintaining a clean and practical layout. The room is completed with light wood-effect flooring, along with a rear window and glazed back door that bring natural light into the space whilst allowing outdoor access.

W.C

Features neutral décor and tiled-style flooring. The downstairs W.C. includes a wall-mounted wash basin with tiled splashback, a low-level toilet, a ceiling light point, and a radiator.

Garden

Features a paved rear garden offering a low-maintenance outdoor space with fencing to the sides.The garden enjoys an open outlook toward the canal-side.

First Floor

Bedroom One

Features double-glazed windows to the front aspect, a ceiling light point, and carpeted flooring.

Bedroom Two

Features double-glazed windows to the rear aspect offering a pleasant outlook toward the canal, a ceiling light point, and carpeted flooring.

Bedroom Three

Features double-glazed windows to the front aspect, a ceiling light point, and carpeted flooring.

Bathroom

Features neutral décor with tiled splashback surrounding the bath area. The room includes a panelled bathtub, low-level toilet, and a pedestal wash basin. A frosted rear window provides natural light while maintaining privacy.



Agent Notes

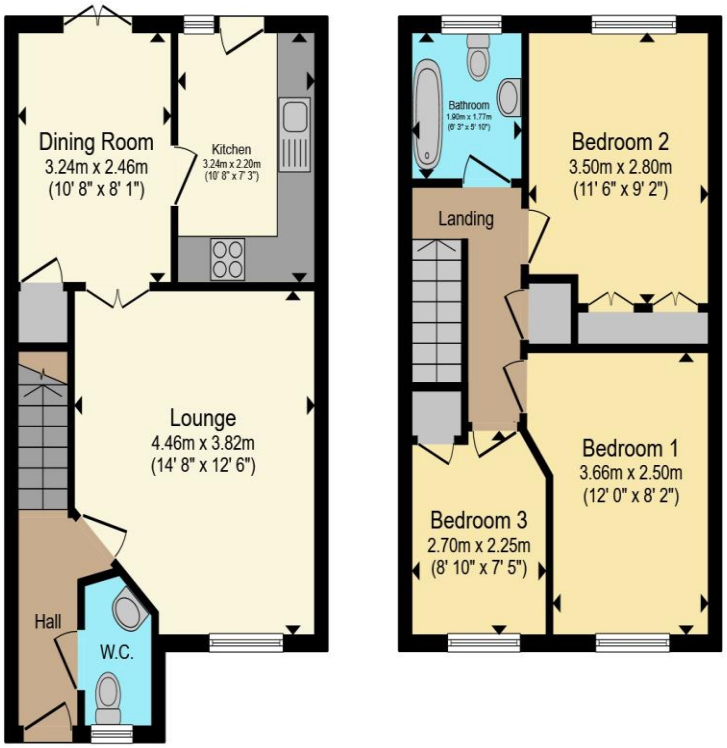
Please note that an AML fee of £80 inc VAT is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Ground Floor **First Floor**

Total floor area 76.8 m² (827 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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To view this property please contact Connells on

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SMETHWICK B66 4AP

Property Ref: BEA312323 - 0008

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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