



**Monmouth Road**  
WARLEY WOODS

**£299,950**





# Three Bedroom Semi-Detached House

## Features.

- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- BREAKFAST KITCHEN
- SEPARATE UTILITY ROOM
- FAMILY BATHROOM
- GARDEN
- GATED OFF ROAD PARKING
- IN NEED OF MODERNISATION
- NO UPWARD CHAIN

## Description.

A fantastic opportunity to purchase a three bedroom semi-detached house, in need of modernisation, offered with no upward chain, two reception rooms, breakfast kitchen, off road parking and garden, situated near to Warley Woods, Birmingham.

The accommodation, in brief, features:- Gated Off Road Parking; Secure Porch; Hall; Lounge with Fireplace and Bay Window; Dining Room with Fireplace and Bay Window; Breakfast Kitchen; Utility Room; Stairs to First Floor Landing; Master Bedroom with Built-In Wardrobes; Double Bedroom Two; Double Bedroom Three with Built-In Wardrobes; and Bathroom.

Outside, the property enjoys a garden with an array of plants, shrubs and trees to fenced boundaries.

Situated near to Warley Woods, the property benefits from being within easy distance of excellent primary schools, Warley Woods and Warley Woods Golf Course, Lightwoods Park, The Dog public house, a Miller and Carter Steakhouse and the high street of Bearwood with a selection of shops and eateries. The property is also within easy access of Birmingham City Centre and the M5 motorway J3.





## Room Dimensions.

### Room Dimensions:

Porch

Hall

Lounge: 13' 1" x 12' 5" (4.00m x 3.80m)

Dining Room: 13' 1" x 11' 11" (4.00m x 3.65m)

Kitchen: 13' 1" x 11' 2" (4.00m x 3.42m)

Utility Room: 13' 1" x 6' 8" (4.00m x 2.05m)

Stairs To First Floor Landing

Master Bedroom: 13' 1" x 12' 1" (4.00m x 3.70m)

Bedroom Two: 13' 1" x 11' 3" (4.00m x 3.45m)

Bedroom Three: 11' 11" x 10' 2" (3.65m x 3.10m) max

Bathroom: 6' 5" x 5' 7" (1.98m x 1.72m)

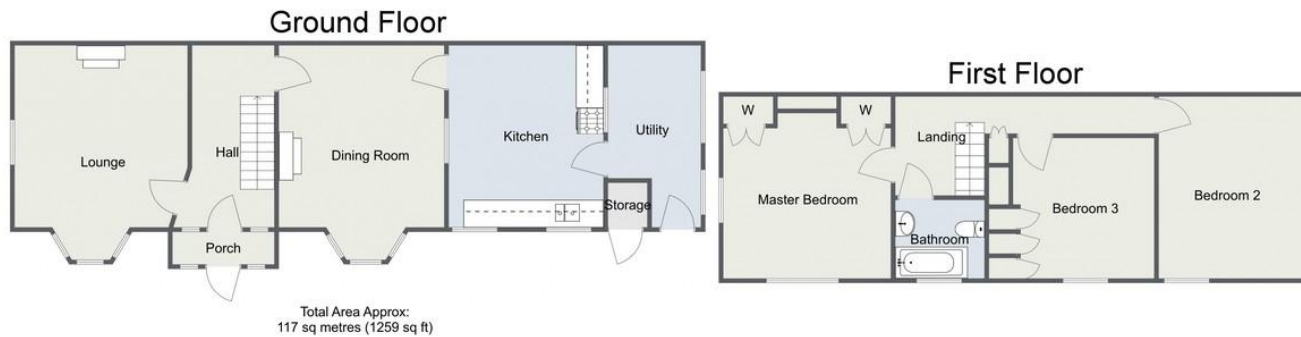


# Monmouth Road, Smethwick

EPC: E

COUNCIL TAX BAND: D

TENURE: Freehold



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

For more information on this house or to arrange a viewing please call the Bromsgrove office on:

01527 872 479

Alternatively, you can scan below to view all of the details of this property online.



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