



## Telford Close, Smethwick, Birmingham, B67 5PF

- Superbly Presented End of Terraced Property
- Three Bedrooms
- Off-Street Parking
- Excellent Access Links to Bearwood High Street and Birmingham City Centre
- Popular Cul-De-Sac Location
- Open Plan Living and a Converted Side Extension Offering Additional Kitchen Space
- Large Rear Garden
- EPC Rating - C

**Offers In The Region Of £227,000**



# Telford Close, Smethwick, Birmingham, B67 5PF

## DESCRIPTION

A superbly presented and deceptively spacious end-of-terrace property situated in this popular cul-de-sac location in close proximity to Bearwood and Harborne. This three bedroom property provides spacious open-plan living throughout downstairs, with a converted side extension offering additional kitchen space. Additionally benefiting from off-street parking and a large rear garden.

The property is set back from the road via a retained front fore garden with driveway and front lawn area, the property benefits from double glazing and gas central heating. The internal accommodation comprises an entrance hall that leads through to a spacious open plan living area that combines both the reception areas along with the main kitchen, providing a beautiful marble fireplace with gas fire, space for both living and dining room furniture and access to a UPVC conservatory off the rear reception room which leads out to the rear garden.

The kitchen comprises wall and base level units with complimentary work surfaces and tiled splash-back, an integrated oven, with five-ring gas hob and extractor fan and houses the central heating boiler. Off the kitchen leads to the converted side extension of the property which provides a separate secondary kitchen/utility room which includes additional work surfaces and sink unit and space and plumbing for all other necessary kitchen appliances, with useful access from the front to the rear of the property.

The upstairs accommodation provides three good sized double bedrooms, complimented perfectly by a fully tiled bathroom suite comprising WC, pedestal wash hand basin, bath with a separate electric shower.

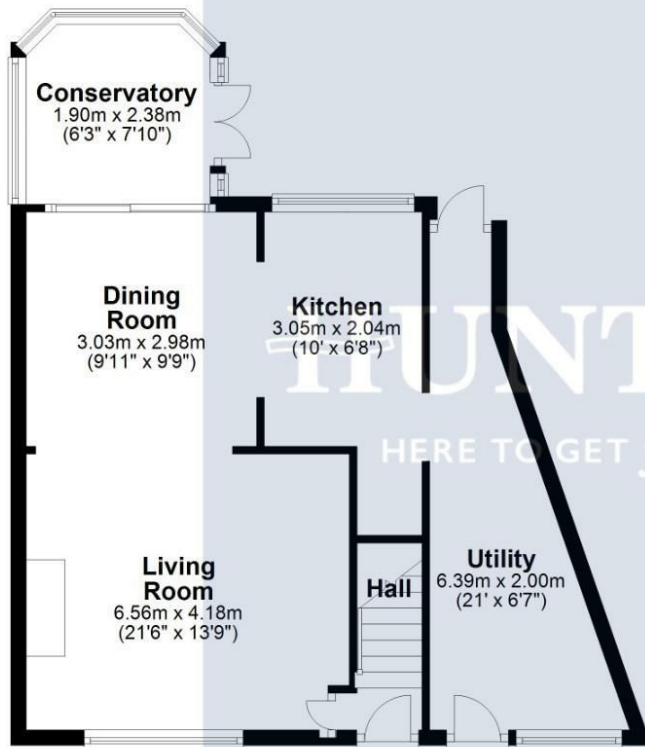
Outside to the rear is a large and well maintained garden, with patio area and a pathway leading to a further patio at the back of the garden which houses a garden shed, with a large lawn area in the middle.





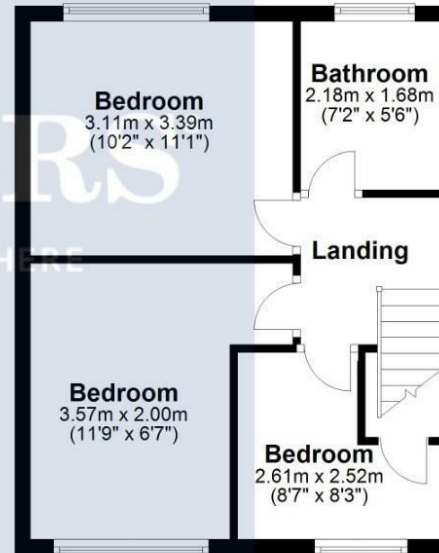
## Ground Floor

Approx. 55.1 sq. metres (593.4 sq. feet)



## First Floor

Approx. 32.8 sq. metres (353.3 sq. feet)



Total area: approx. 88.0 sq. metres (946.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

**28 Telford Close, Smethwick**

### Viewings

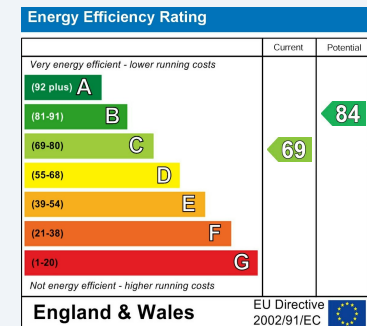
Please contact [harborne@hunters.com](mailto:harborne@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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