

## St Marys Road, , Smethwick, Birmingham, B67 5DG

- Three Bedroom Mid-Terraced Property
- Undergone Modernisation Throughout
- Large Secluded Rear Garden
- No Upward Chain
- Excellent Location Just Off Bearwood High Street with Access to a Variety of Local Amenities
- Two Reception Rooms
- Excellent Access to Harborne and Birmingham City Centre
- EPC Rating - D

Offers In The Region Of £265,000

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# St Marys Road, , Smethwick, Birmingham, B67 5DG

## DESCRIPTION

A superbly presented and deceptively spacious three bedroom mid-terraced property conveniently located just off Bearwood High Street with a vast array of local amenities within immediate proximity. This property has been modernised throughout and benefits from two bathrooms and a large rear garden. Ideal for both first time buyers or investment and being sold with No Upward Chain.

The property is set back from the road via a gated enclosed courtyard, and benefits from gas central heating and double glazing. The property comprises an entrance hallway which provides the staircase to the first floor and access into the traditional front and rear reception rooms. A spacious re-fitted kitchen with additional utility area comprises wall and base level units with complimentary work surfaces and tiled splash-back, integrated oven with gas hob and extractor fan above and additional space for other freestanding kitchen appliances. The downstairs bathroom completes the ground floor and comprises WC, wash hand basin and bath. The upstairs accommodation includes three generously sized bedrooms, complimented by a further re-fitted shower room which includes WC, vanity sink unit and walk-in shower cubicle. A large secluded garden occupies the rear of the property.

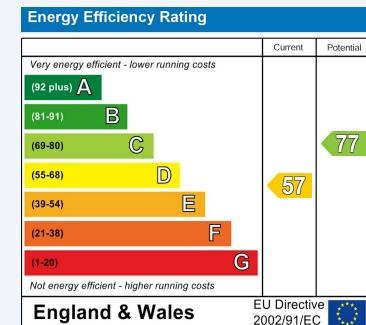
Bearwood High Street is lined with a variety of shops, ranging from independent boutiques to well-known chains, alongside cosy cafes and multicultural restaurants that cater to all tastes. A major highlight of the Bearwood area is both Lightwoods Park and Warley Woods, providing a range of woodland, meadows, and includes a 9-hole golf course. Excellent public transport links include buses that offer direct services to Birmingham city centre and surrounding areas, with local motorway networks also easily accessible.





## 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.

### 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.