



## **51 Tiverton Road, Smethwick, B66 3HX**

**£1,200 Per Month**

This well-appointed and approved three bedroom mid-terrace property situated in a popular residential location in Smethwick, with convenient access to local amenities, schools, and transport links. Internally the accommodation comprises a welcoming entrance hallway, a spacious lounge, separate dining room, and a newly fitted kitchen with a range of wall and base units and integrated appliances. To the rear of the property you will find a large enclosed rear garden, ideal for outdoor entertaining. On the first floor there are three generous double bedrooms and a modern family bathroom with shower over bath. The property further benefits from newly fitted carpets to parts, freshly decorated walls throughout, gas central heating, and UPVC double glazing. Offered unfurnished, this property would be ideal for a family. Given its location and condition, early viewings are strongly advised as we do not anticipate this property remaining on the market for long.

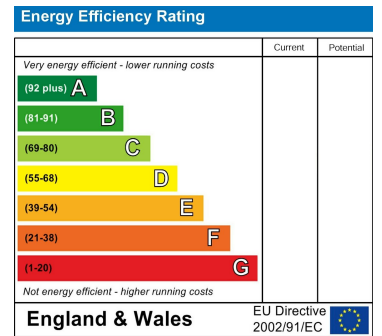


# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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