



## 45 Wigorn Road, Smethwick, B67 5HQ

### Offers In The Region Of £265,000

Hadleigh Estate Agents are delighted to offer this stunning two bedroom terraced home for sale, located on Wigorn Road.

The property benefits from entrance porch and hallway, leading through to a spacious through lounge and dining room, complete with original features. An additional hallway allows for stairs to first floor accommodation and storage cupboard. The rear of the property is extended allowing for a modern fitted kitchen and additional sitting room.

The first floor boasts two spacious bedrooms, landing and family bathroom, complete with freestanding bath and separate shower. The landing also gives access to the loft which is fully boarded. To the rear of the property is a large private garden, benefitting from gravelled seating area.

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold  
EPC - TBC  
Council Tax Band - B



### Entrance Hallway

Original tiled flooring, stained glass internal door, gas central heating radiator and ceiling light points.

### Dining Room



Carpeted flooring, bay window to front elevation and ceiling light point. Gas central heating radiator, bespoke alcove shelving and feature fireplace.

### Lounge



Feature fireplace with working log burning stove, French doors leading to rear garden and carpeted flooring. Ceiling light point and gas central heating radiator.

### Kitchen



Fitted kitchen with a range of base and wall units, integrated grill and oven. Gas hob, extractor hood and partially tiled walls. Ceiling spotlights, sash window to side elevation and sink unit.

### Sitting Room



Beneficial rear extension, allowing for extended kitchen units including plumbing for washing machine and sitting area. Two sky lights, ceiling spotlights, gas central heating radiator and rear patio doors.

### Master Bedroom



Carpeted flooring, window to front elevation, gas central heating radiator and ceiling light point.

## Bedroom 2



Carpeted flooring, ceiling light point, gas central heating radiator and sash window to rear elevation.

## Bathroom



Tiled flooring and partially tiled walls, walk in mains shower cubicle with additional handheld shower head. Freestanding bath, low level flush WC and hand wash basin. Partially obscure sash window to rear elevation, ceiling spotlights and radiator.

## Garden



Extensive private garden with gravelled seating area, lawn, mature hedge and fenced boundaries, complete with further rear seating area.



Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

