



44 Galton Road, Smethwick, B67 5JU

**£299,950**

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom terraced house for sale. Located on Galton Road the property is a stones throw away from Lightwoods Park and all the local amenities Bearwood has to offer. Excellent transport links are available into Birmingham City Centre and Harborne Village.

In brief the property comprises of entrance porch and hallway. Benefitting from a spacious through lounge, with separate dining area. To the rear is a modern fitted kitchen and outbuilding WC. The first floor offers two spacious bedrooms, an additional bedroom and bathroom. Completing the property is a private rear garden.



### Entrance Porch/ Hallway

Front door with stained glass window over, ceiling light point and fuse board. Hallway with additional glazed internal door, ceiling light point and door into dining area and lounge.

### Dining Room



Boasting traditional coving, bespoke fitted shelving units, bay window to the front elevation and ceiling light point.

### Lounge



Boasting feature traditional fireplace, original coving, window to the rear elevation and ceiling light point.

### Kitchen



Modern fitted kitchen benefitting from a range of base and wall units, including integrated appliances, plumbing for washing machine and under counter space for fridge freezer. Windows to the side elevation, along with rear patio door. Ceiling spotlights, partially tiled splashbacks and gas central heating radiator.

### Landing

Carpeted flooring, ceiling light points, central heating radiator and access to loft hatch.

### Master Bedroom



Spacious master bedroom, benefitting from two windows to the front elevation. Carpeted flooring, ceiling light point and period fireplace.

## Bedroom Two



Large double bedroom with period fireplace and window to rear elevation. Carpeted flooring and ceiling light point.

## Bedroom Three



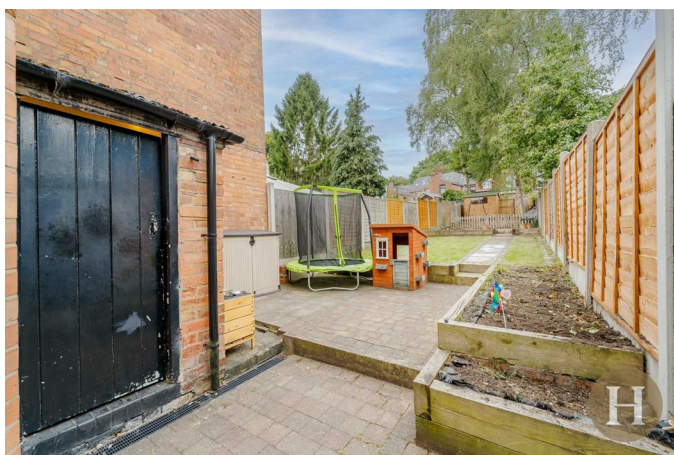
Large single bedroom with window to rear elevation, carpeted flooring and ceiling light point.

## Bathroom



Modern family bathroom with 'P' shaped bath and shower over. Low level flush WC, hand wash basin and medicine cabinet. Obscure glazed window to side elevation and partially tiled walls.

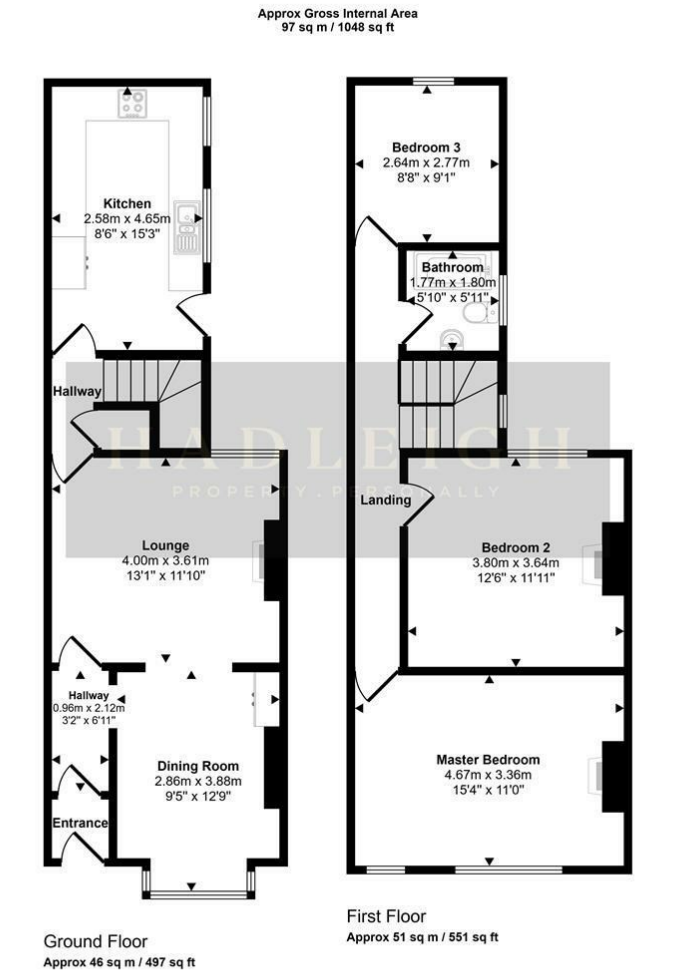
## Garden



Private garden with paved patio area, lawn area and additional patio area. To the rear of the garden is an additional bark area, predominantly fenced boundaries and sleeper beds.



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

