





39 Rathbone Road, Smethwick

£300,000 Freehold

Hadleigh Estate Agents are delighted to offer this substantial three bedroom terraced home for sale. Offered with the potential of no upward chain the property is conveniently located on the ever popular Rathbone Road and boasts ample living accommodation. In brief the property comprises of entrance porch and hallway, leading through to a spacious lounge diner with feature fireplace at the focal point. Fitted kitchen, guest WC on the ground floor and a further reception room to the rear. Upstairs benefits from three bedrooms, spacious family bathroom and pulldown loft hatch. To the rear is a private garden with raised decking, artificial lawn and beneficial garden room.



Entrance Porch
The property offers a beneficial porch with partially glazed door and windows to the side elevation, further glazed front door and internal wooden door leading to the lounge diner.

Lounge Diner
Spacious through lounge and dining room, enjoying dual aspect windows to the rear elevation and bay window to the front. At the focal point of the room is a feature fireplace, with carpeted flooring and two ceiling light points.



Guest WC
Benefitting from a ground floor WC, comprising of low level flush WC, vanity unit and ceiling light point.

Kitchen
A modern fitted kitchen comprising a range of wall and base units with contrasting work surfaces, plumbing for washing machine, tumble dryer and under counter space for fridge and freezer. With double glazed window to the side elevation and ceiling light point.





Reception Room
Benefitting from being extended to the rear, the reception room offers flexible accommodation to suit a variety of needs, including a sitting room, playroom or home office. Benefiting from dual-aspect windows, the room enjoys plenty of natural light, along with rear door leading to the garden.



Landing
The landing offers wooden bannister, window to the side elevation, carpeted flooring, ceiling light points and access to the pull down loft hatch. Offering ample storage space.

Master Bedroom
Well proportioned master bedroom, enjoying views over the garden with window to the rear elevation. Carpeted flooring and ceiling light point.



Bedroom Two
Bedroom two is a further double bedroom with window to the front elevation, carpeted flooring and ceiling light point.



Bedroom Three
Single bedroom comprising window to the front elevation, carpeted flooring and ceiling light point.

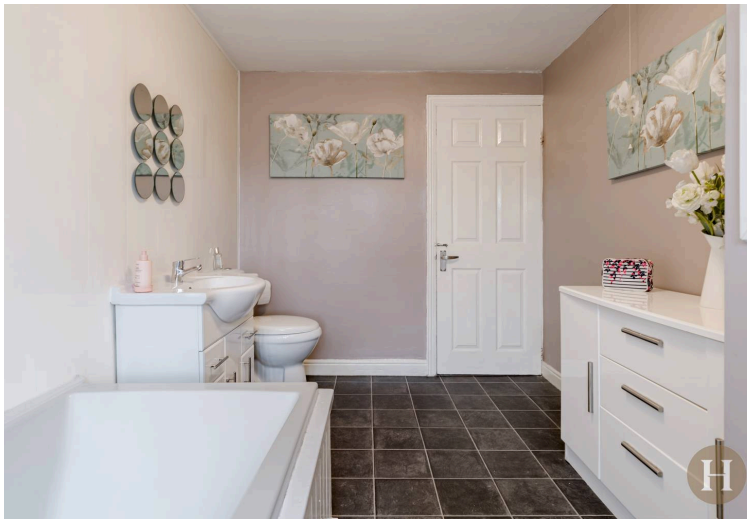
Bathroom
A spacious family bathroom fitted with a three-piece suite comprising a panelled bath with electric shower over, wash hand basin set within a vanity unit, and low-level WC. Finished with easy-maintenance wall panelling and contrasting tiled-effect flooring, the room also benefits from a rear-facing frosted window providing natural light.



Garden
A well-maintained private rear garden, including convenient lean-to and also featuring a generous raised decking area, with steps leading down to a low-maintenance artificial lawn. Enclosed fencing with a generous garden room, adding extra storage, or allowing for play room or home office.

Garden Room
Excellent multi purpose room, offering extra storage facilities, further allowing for the use of a children's play room or home office, complete with electrics.

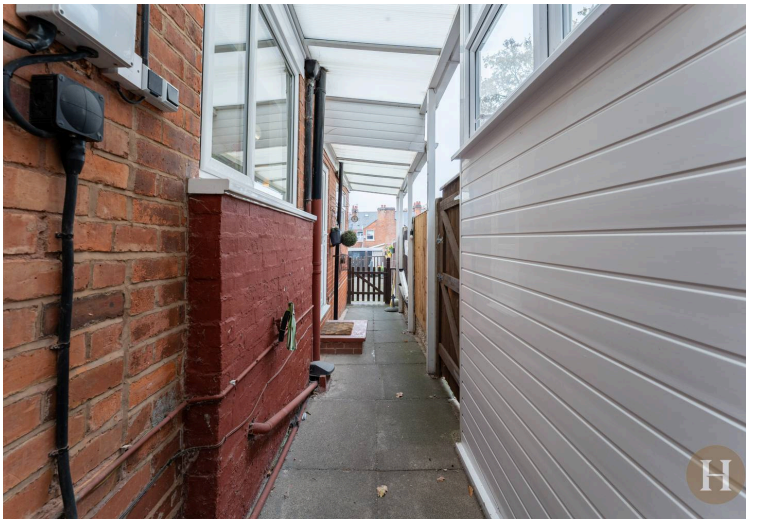












Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

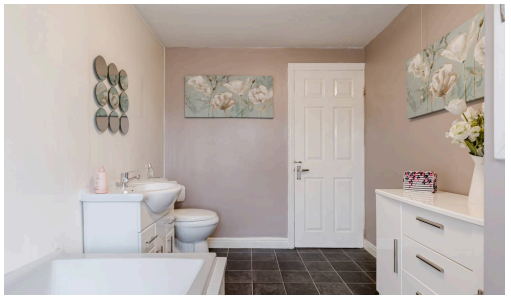






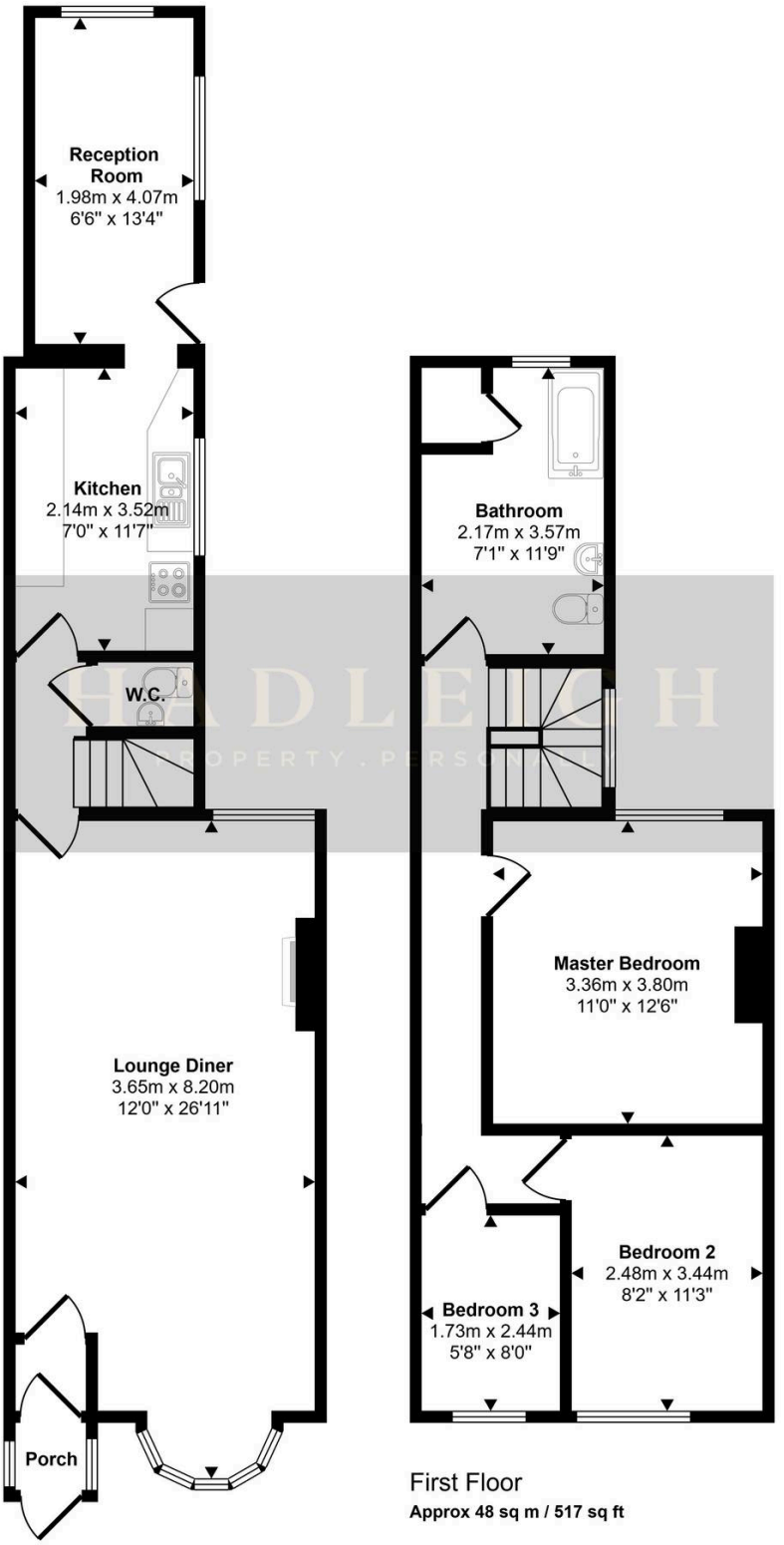
- Three bedroom terraced house
- Potential for no upward chain
- Spacious lounge diner with feature fireplace
- Additional reception room
- Private rear garden with raised decking
- Garden room, ideal for home office or playroom







Approx Gross Internal Area
102 sq m / 1093 sq ft



Ground Floor
Approx 54 sq m / 576 sq ft

First Floor
Approx 48 sq m / 517 sq ft

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.