



**SOUL ESTATES**  
SALES & LETTINGS



OAKWOOD ROAD  
SMETHWICK

# The finer details



IDEAL FIRST-TIME BUYERS & INVESTMENT OPPORTUNITY



A PERFECT MID-TERRACED FAMILY HOME



THREE GOOD SIZE BEDROOMS



TWO SPACIOUS RECEPTION ROOMS



FITTED KITCHEN



FAMILY BATHROOM



GOOD SCHOOLS & LOCAL AMENITIES



SOUGHT AFTER LOCATION

## Description

Soul Estates are proud to present this well-presented 3-bedroom mid-terraced house For Sale. This perfect family home is situated in a very popular area of Smethwick with good schools, direct transport links to Birmingham City Centre, and other amenities situated close by. The house is close to Smethwick High Street, Holly Lodge High School, and Smethwick Rolf Street Station.

The property offers an entrance leading into the spacious front reception room followed by under stairs storage and second reception room, a fitted kitchen, and a family bathroom to the rear. Fitted family kitchen with a range of wall and base units to match, splashback tiling, and gas hob with electric oven.

Stairs to the first-floor landing which leads off to two double bedrooms and a large single bedroom. The property also benefits from gas central heating and double glazing, a low maintenance front and rear garden with ample on-street parking.



























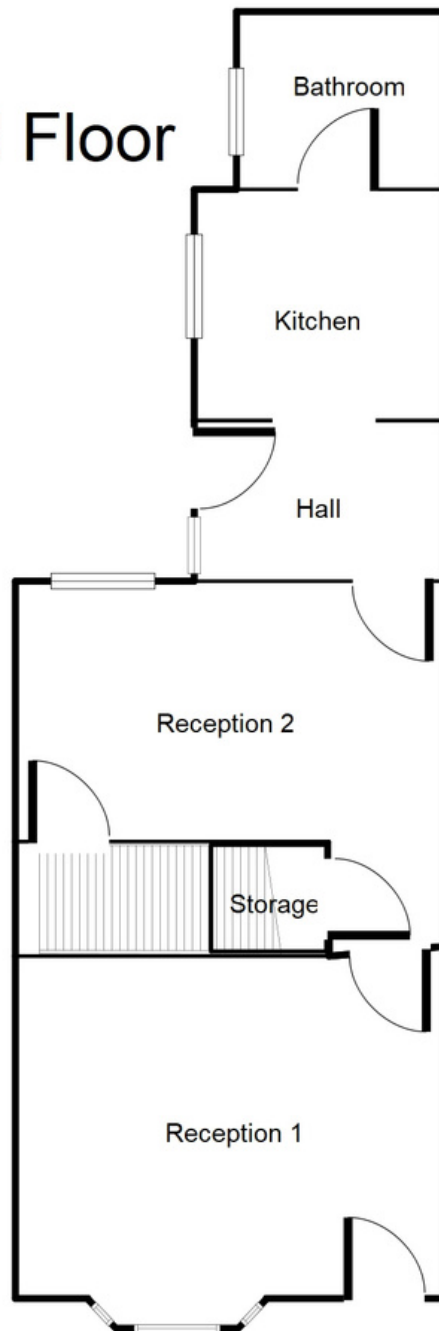








## Ground Floor



This floorplan is just an example, this is not to scale.  
Please see description for exact room sizes.  
(c) Soul Estates

### RECEPTION ROOM 1:

12' 10" x 11' 10" (3.91m x 3.60m)

### RECEPTION ROOM 2:

12' 2" x 11' 10" (3.71m x 3.60m)

### HALWAY:

5' 5" x 5' 1" (1.65m x 1.55m)

### KITCHEN:

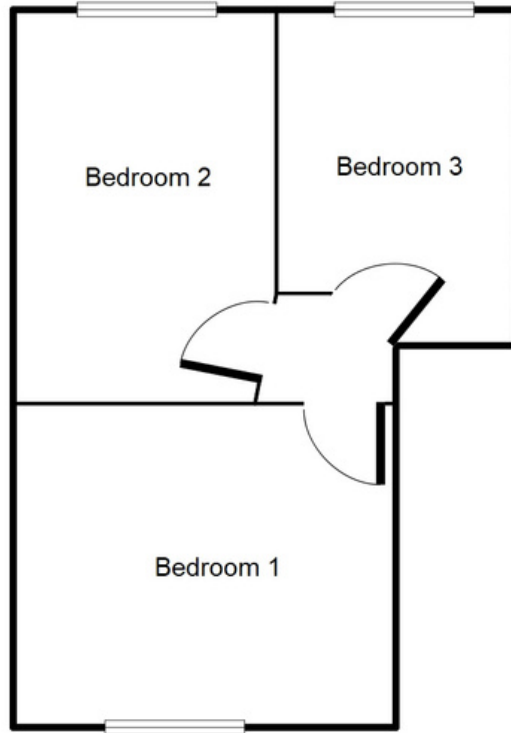
7' 5" x 6' 3" (2.26m x 1.90m)

### BATHROOM:

6' 4" x 5' 11" (1.93m x 1.80m)



## First Floor



This floorplan is just an example, this is not to scale.  
Please see description for exact room sizes.  
(c) Soul Estates

### **BEDROOM 1:**

11' 1" x 11' 10" (3.38m x 3.60m)

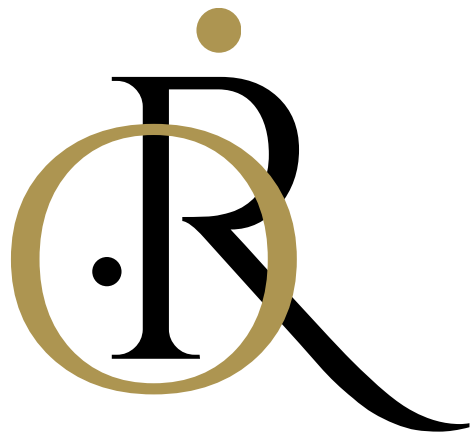
### **BEDROOM 2:**

12' 2" x 9' 7" (3.71m x 2.92m)

### **BEDROOM 3:**

12' 7" x 5' 11" (3.83m x 1.80m)





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## CONTACT US

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