



# *The Uplands*

SMETHWICK

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**SOUL ESTATES**  
**SALES & LETTINGS**

**FOR SALE**

4 Bedroom  
Detached House



## Description

Soul Estates are proud to present this well-presented 4-bedroom detached house For Sale. This perfect family home is situated in a very popular area of Smethwick, with good schools situated close by. The house is close to Smethwick Hall Park, Smethwick Rolfe Street Station and other local amenities.

The property offers an entrance porch leading into the hallway with rooms going off to two spacious reception rooms, a garage, a downstairs WC with a separate shower, a utility room and a large family kitchen. Family kitchen with a range of wall and base units to match, splashback tiling with a gas burner hob and built-in double oven.

Stairs leading to the first-floor landing which leads off to, four double bedrooms with three en-suites and two walk-in wardrobes, a large family bathroom and an additional storage cupboard. The property also benefits from gas central heating and double glazing, a large rear garden and ample off-road parking.

### Prime location of Smethwick



## The finer details



A BEAUTIFULLY PRESENTED  
DETACHED FAMILY HOME



4 DOUBLE BEDROOMS WITH  
3 EN-SUITES



2 WALK-IN WARDROBES



2 SPACIOUS RECEPTION  
ROOMS



LARGE FITTED KITCHEN



SEPARATE UTILITY ROOM



LARGE FAMILY BATHROOM



DOWNSTAIRS WC WITH  
SEPARATE SHOWER



GARAGE & AMPLE OFF-ROAD  
PARKING



GOOD SCHOOLS & LOCAL  
AMENITIES



*a beautiful loving  
family home.*

## *out & about*

The Uplands in Smethwick is within the Sandwell area of the West Midlands region.

Being in a prime location in Smethwick, the property is close to local amenities, and within walking distance to the main Smethwick High Street and Bearwood High Street.

The nearest railway stations are Smethwick Galton Bridge, and Smethwick Rolfe Street, both only being less than 1 mile away. There are also very good bus links to West Bromwich Town Centre and Birmingham City Centre.

You are also close approximately to 'Outstanding' rated both primary schools and secondary schools.



### **APPROACH**

The property is set back from the road via a dropped kerb leading onto a spacious paved driveway which provides ample off-road parking for multiple vehicles, access to the side of the property front of the property into:

### **PORCH**

A spacious tiled floor entrance porch with a double-glazed sliding patio door leading to the main front opening into:



### **ENTRANCE HALLWAY:**

20' 10" X 6' 9" (6.35M X 2.06M)

Comprising of carpeted flooring, ceiling light point, radiator with cover, stairs leading to the first floor and doors leading into:



*Lovely Large  
Family Lounge*











#### **RECEPTION ROOM 1:**

23' 11" X 12' 9" (7.28M X 3.88M)

This large spacious carpeted flooring reception room offers great family entertaining vibes. A double-glazed bay window to the front of the property, a ceiling light point, wall lights and a marble frame fireplace with French doors leading to the second reception room.

#### **UTILITY ROOM:**

5' 3" X 9' 3" (1.60M X 2.82M)

Utility room comprising ceiling light points, power points, additional sink and plumbing for your white goods and door on the side leading to the rear garden.

#### **RECEPTION ROOM 2:**

13' 9" X 12' 9" (4.19M X 3.88M)

Having French doors leading from Reception Room 1, as well as having its own access door from the entrance hallway this room offers carpeted flooring, ceiling light point, double-glazed sliding doors leading into the rear garden and door leading to the family kitchen.

#### **W.C & SHOWER ROOM:**

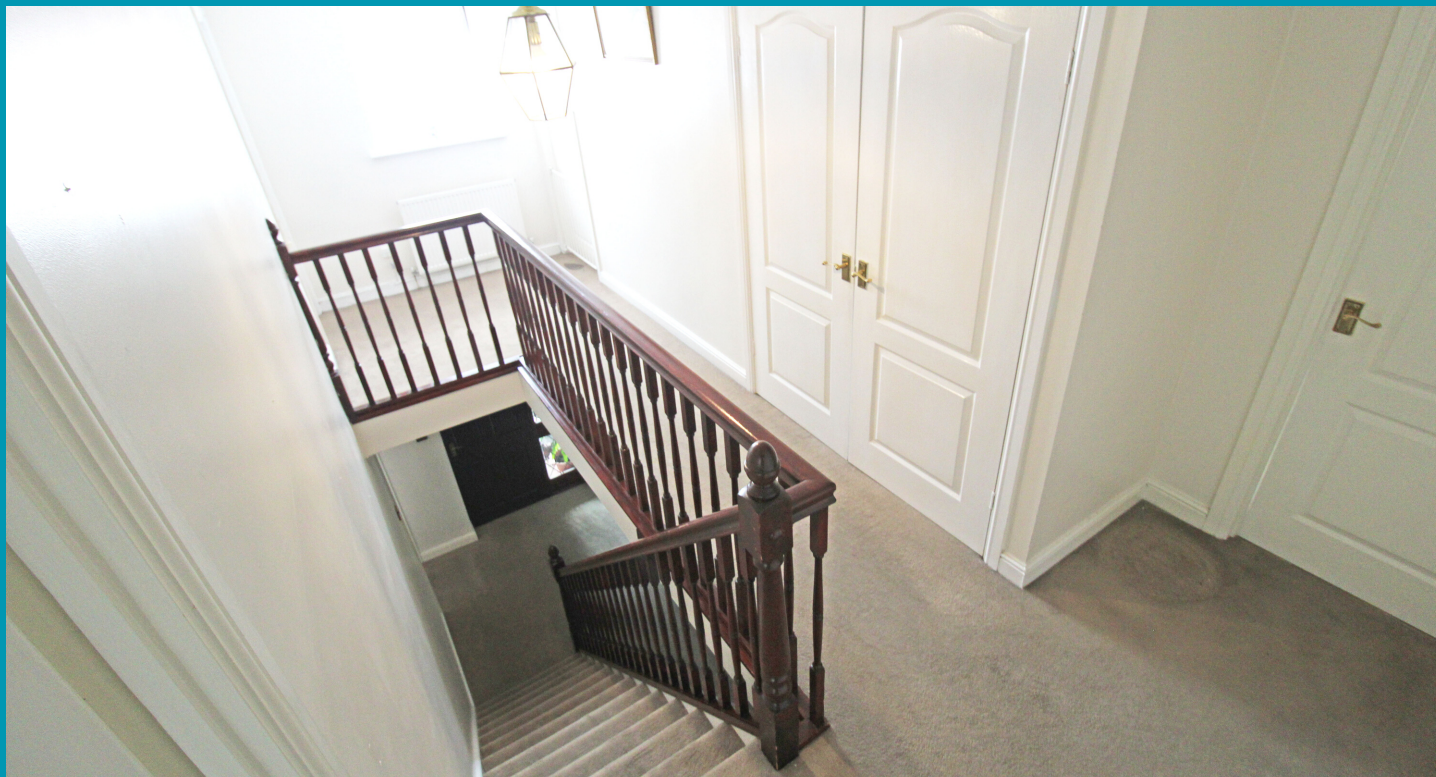
4' 10" X 9' 3" (1.47M X 2.82M)

Tiled floor and walls, ceiling light, double glazed window to the side, low-level WC, wash hand basin and a single shower cubicle.

#### **KITCHEN:**

9' 11" X 16' 6" (3.02M X 5.03M)

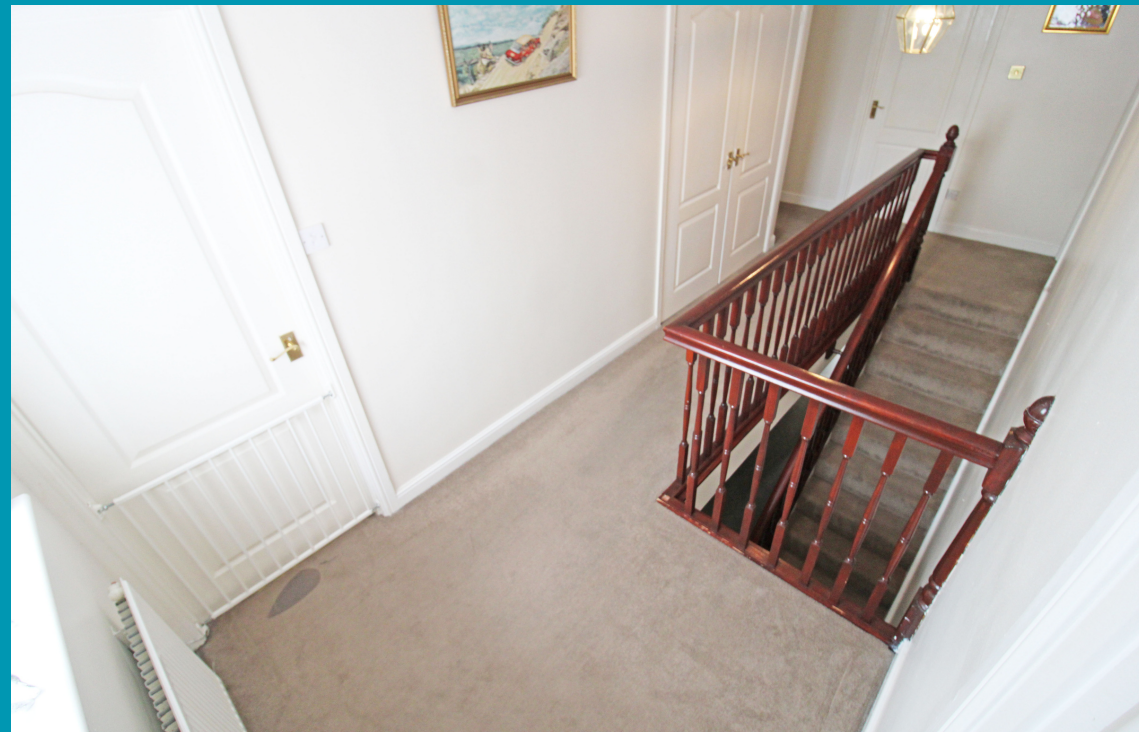
With tiled flooring, light fixtures, double-glazed windows to the rear garden, power points, matching wall and base units with wood effect work surface. The kitchen also benefits from a separate utility room which also has access to the side entrance of the property.



**FIRST FLOOR LANDING:**

19' 4" X 6' 5" (5.89M X 1.95M)

Inclusive of carpeted flooring, ceiling light point, double storage cupboard and double glazed window to the front of the property and doors leading into.







### **MASTER BEDROOM**

19' 7" X 12' 10" (5.96M X 3.91M)

A large spacious master bedroom with carpeted flooring, ceiling light point, central heating radiator, power points, and double-glazed window overlooking the garden. The bedroom also benefits from fitted wardrobes to the side and over the bed and a door leading to its own ensuite.

### **MASTER EN-SUITE:**

6' 5" X 4' 11" (1.95M X 1.50M)

Tiled floor to ceiling, a low-level WC, hand basin with under vanity unit large double shower cubicle, ceiling light point, central heating chrome towel rail, and double glazed window to the rear.





**BEDROOM TWO:**

11' 8" X 12' 8" (3.55M X 3.86M)

Laminate flooring, ceiling spotlights, central heating radiator, power points and double-glazed window to the rear. Doors lead to its walk-in wardrobe and en-suite.

**BEDROOM TWO EN-SUITE:**

5' 7" X 6' 4" (1.70M X 1.93M)

Tiled floor and walls with a low-level WC, hand basin, P-style bath with over-the-bath shower, ceiling spotlights, and central heating chrome towel rail.

**BEDROOM THREE WALK IN  
WARDROBE:**

5' 7" X 6' 0" (1.70M X 1.83M)

A carpeted flooring walk-in wardrobes with ceiling spotlights, and built-in fitted stage units.





**BEDROOM THREE:**

11' 7" X 13' 5" (3.53M X 4.09M)

Laminate flooring, ceiling spotlights, central heating radiator, power points and double-glazed window to the rear. Doors leading to ensuite and built-in storage.

**BEDROOM THREE EN-SUITE:**

7' 2" X 3' 10" (2.18M X 1.17M)

Tiled floor and walls with a low-level WC, hand basin, double shower cubicle, ceiling spotlights, and central heating chrome towel rail.





**BEDROOM FOUR:**

9' 3" X 9' 8" (2.82M X 2.94M)

A carpeted flooring, ceiling light point, central heating radiator, power points and double-glazed window to the front.



**FAMILY BATHROOM:**

9' 7" X 7' 1" (2.92M X 2.16M)

Tiled floor and part walls, ceiling spotlights, double glazed window to the side, low-level WC with bidet, wash hand basin a white bath.

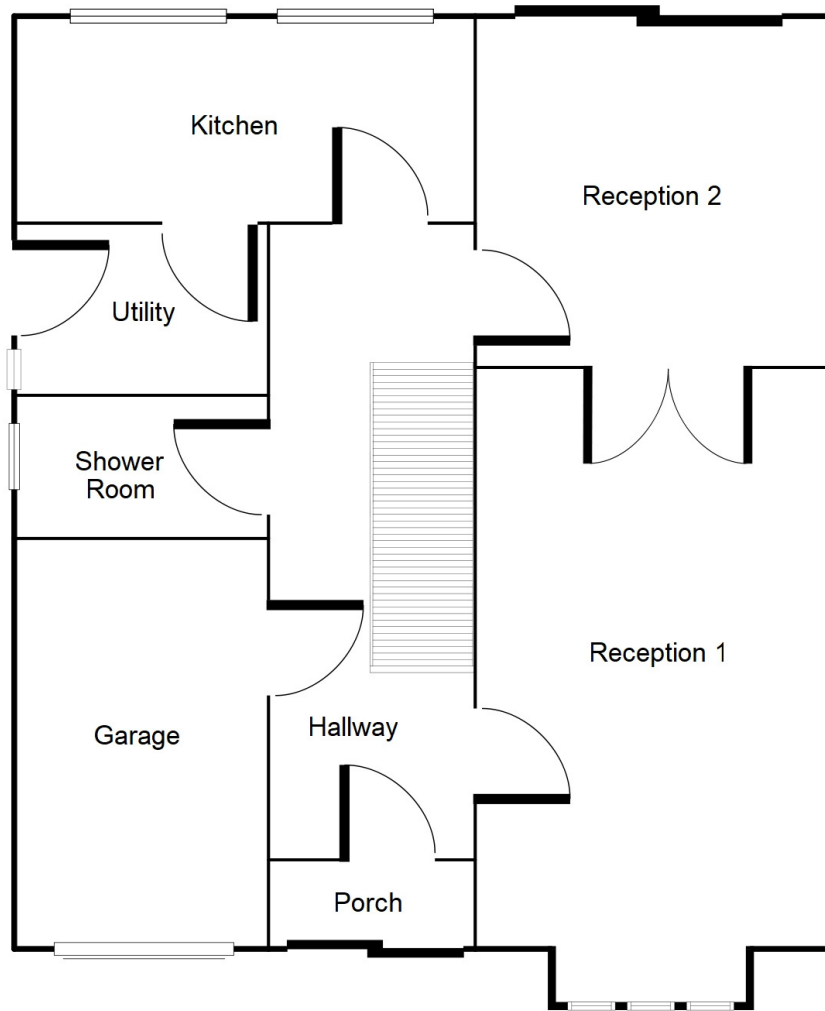


## REAR GARDEN

A spacious landscaped rear garden being mainly laid to lawn also benefits from a patio slabbed area and side access leading to the front of the property with fencing to the boundaries of the property.



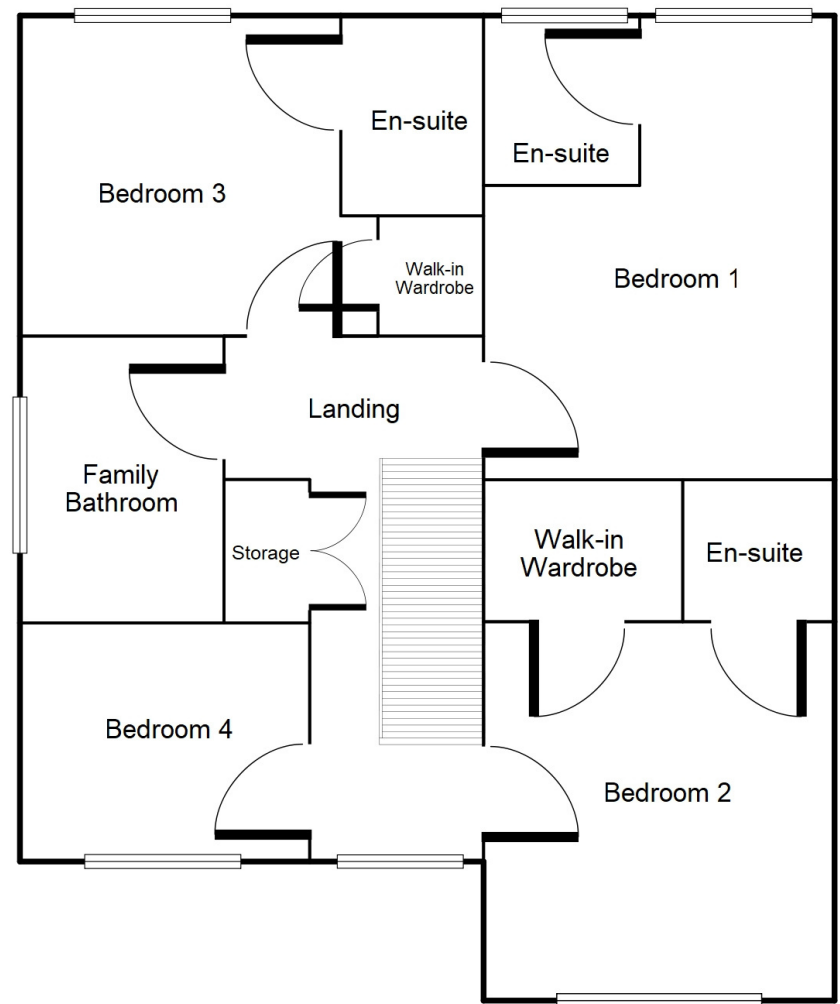
## Ground Floor



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


## GROUND FLOOR FLOORPLAN

## First Floor



This floorplan is just an example, this is not to scale.  
Please see description for exact room sizes.  
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## FIRST FLOOR FLOORPLAN



# The Uplands

SMETHWICK

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## CONTACT US

Soul Estates  
20 Great Bridge  
Tipton  
DY4 7HA

0121 647 6779

[www.soulestates.co.uk](http://www.soulestates.co.uk)



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