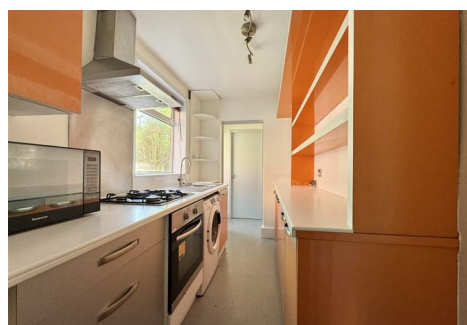




# RE/MAX

Elite



## 20 Drayton Road, Smethwick, B66 4AJ

**£200,000**

Situated on a popular residential road in Bearwood, this well presented two bedroom terraced home is chain free and offers spacious accommodation ideal for families, first time buyers or investors.

The ground floor boasts two reception rooms, offering versatile living and dining space.

To the rear, the kitchen features contemporary units along with an oven and hob. The refurbished ground floor bathroom has been finished to a clean and modern standard.

Upstairs, there are two well-proportioned bedrooms with the master having an ensuite shower room.

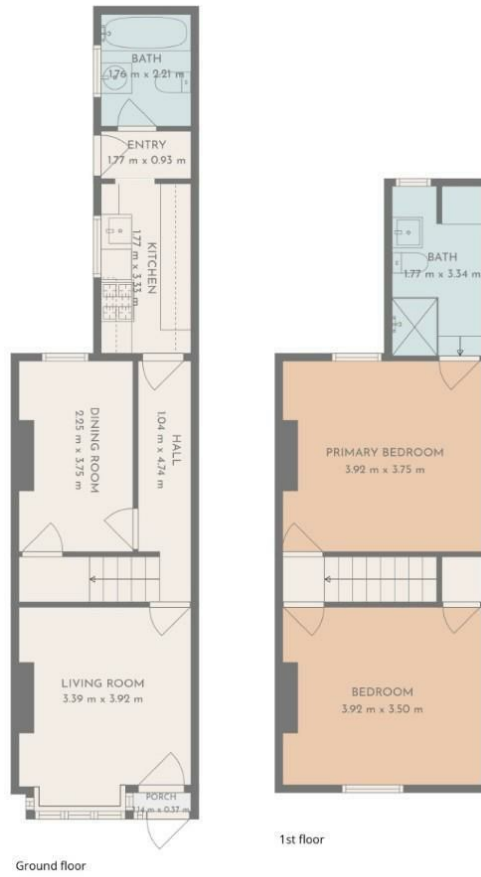
The property benefits from a private rear garden and new carpets on the first floor.

Ideally located close to local amenities and excellent transport links, this is a fantastic opportunity to acquire a turnkey home in a sought-after area.

Early viewing is highly recommended - please call or email to arrange your appointment.



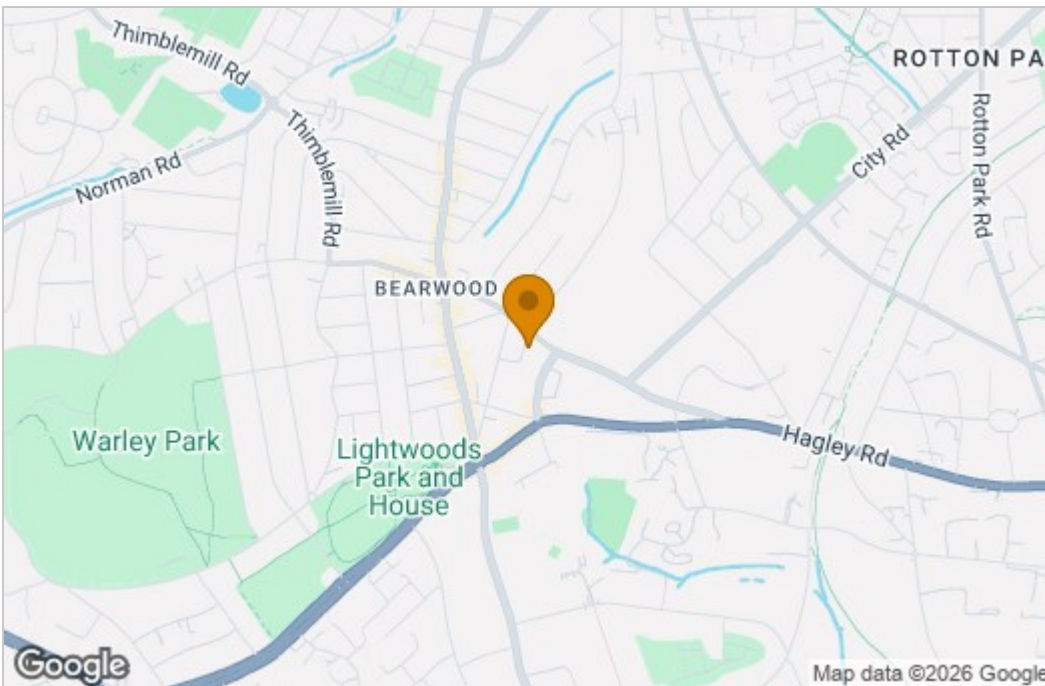
# Floor Plan



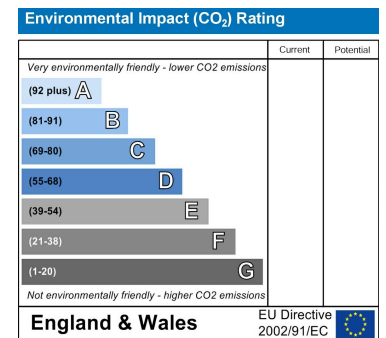
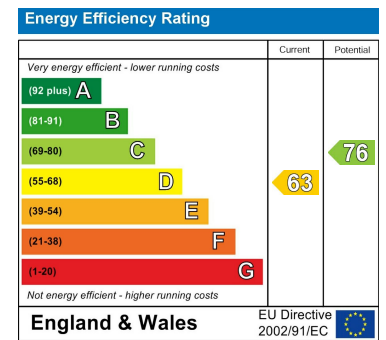
**TOTAL: 80 m2**  
 Ground floor: 41 m2, 1st floor: 39 m2  
 EXCLUDED AREAS: PORCH: 0 m2, WALLS: 12 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# Area Map



# Energy Efficiency Graph



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