



Argyll Way
 Smethwick, B66 2BQ
£334,995

- CHAIN FREE
- NEW HOME BUILT BY ARORA LIVING
- FOUR DOUBLE BEDROOMS
- LARGE GARDEN
- OFF ROAD PARKING
- LUXURY FITTINGS AND FIXTURES
- ENSUITE MASTER BEDROOM
- SOUGHT AFTER LOCATION
- LOCAL TRANSPORT LINKS

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Modern Family Living | Spacious Three-Storey Home | Private Garden & Off-Road Parking

Love Your Postcode are proud to present this impressive modern home, offering spacious accommodation across three floors and finished to a contemporary standard throughout.

The property features bright and versatile living spaces, a modern fitted kitchen, generously sized bedrooms, a private rear garden and off-road parking.

Ideally positioned for local schools, amenities and excellent transport links, this is a superb opportunity for families, first-time buyers and investors alike.

Stylish, spacious and ready to move into. Early viewing is highly recommended. represents an attractive investment opportunity as well as a superb place to call home.

EPC- B
Council Tax- D
Commitment Fee- £2000

- Entrance Hall 13'5" x 6'3"
- Cloakroom 5'11" x 2'11"
- Reception 15'1" x 13'5"
- Kitchen 10'10" x 9'6"
- Master bedroom 15'5" x 13'5"
- Bedroom 2 10'2" x 15'1"
- En-suite 5'7" x 10'6"
- Bedroom 3 10'2" x 15'5"
- Bedroom 4 8'6" x 10'10"
- Family Bathroom 6'3" x 9'6"

Only those items mentioned within these particulars are included in the sale. All other items are excluded or may be negotiable with the vendor by separate agreement. Love Your Postcode has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their solicitor or surveyor. Double glazing and central heating exists only where specified.

