



**Connells**

Chartley Road  
West Bromwich





### Property Description

This idyllic family home has been well maintained and tastefully decorated throughout meaning it's ready to go for the next family who call this home. Being nearby to a number of Schools and local amenities the property really is better suited to the growing family as it briefly comprises of an driveway, entrance hall, through lounge, separate dining room, conservatory, fitted kitchen with some integral appliances, first floor landing, family bathroom with a separate wc and four great sized bedrooms. Being positioned on a sizeable plot also, the house offers a generously sized rear garden for those families with toddlers and dogs, or for those who enjoy hosting a BBQ during those Summer nights.

### Entrance Hall

PVC door to the front with beveled feature central panel.

### Lounge

18' 9" x 10' ( 5.71m x 3.05m )

Window to the front and french doors to the conservatory.

### Kitchen

12' 9" x 7' 1" ( 3.89m x 2.16m )

Fully fitted kitchen with a range of wall and base units with work surfaces over, integral dishwasher, four burner gas hob and undercounter electric oven, cooker hood over, wall mounted combi boiler, upstairs storage cupboard, window to the rear and door to the rear.

### Dining Room

11' 1" x 9' 2" ( 3.38m x 2.79m )

Window to the front, radiator, meter cupboard and door to hallway.

### Conservatory

8' 7" x 8' 4" ( 2.62m x 2.54m )

Brick and PVC built, french doors to the rear.

### Bedroom One

13' 4" x 9' 5" ( 4.06m x 2.87m )

Window to the front, radiator and door to landing.

### Bedroom Two

13' 2" max x 9' 6" max ( 4.01m max x 2.90m max )

Window to the front and radiator.

### Bedroom Three

9' 8" max x 7' 7" max ( 2.95m max x 2.31m max )

Window to the rear and door to landing.

## Bedroom Four

10' 3" x 8' 9" ( 3.12m x 2.67m )

Window to the rear and door to landing.

## Bathroom

Obscure window to the rear, fitted panel bath with shower over and door to landing.

## Wc

Obscure window to the rear, low level WC and door to landing.

## Rear Garden

Slabbed patio area with decking to the front with gravelled to the rear.













To view this property please contact Connells on

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**EPC Rating: C**

**[view this property online connells.co.uk/Property/WBW309140](https://www.connells.co.uk/Property/WBW309140)**

Tenure: Freehold



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