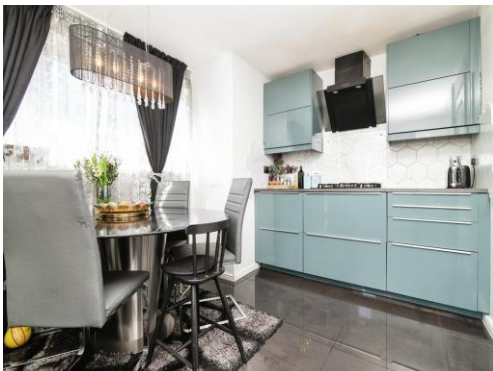




Connells

Sams Lane
West Bromwich



Property Description

This exceptional home couldn't be better located for access to public transport and local amenities. The three storey house is within close proximity to The Lyng Medical Centre & West Bromwich Central Metro Station, of which provides commuters access into Birmingham City Centre in approximately 20mins. New Square Shopping Complex Sandwell College as well as the newly build West Bromwich Academy are also nearby, and so this house really is the ideal family home. The modern build home built by Barratts, briefly comprises of an entrance hall, lounge with French doors into the garden, guest wc, modern fitted kitchen/diner with some integral appliances, first floor landing, family bathroom, second floor landing, Jack & Jill shower room, four double bedrooms, allocated parking and front & rear gardens.

Entrance Hall

Main front door leading into the property, stairs to first floor, understairs storage cupboard, doors to kitchen, lounge & WC.

Wc

Obscure window to the front, ceramic pedestal wash hand basin, low level WC and radiator.

Kitchen

13' 8" max x 9' 2" max (4.17m max x 2.79m max)

Fully fitted kitchen with a range of wall and

base units with work surfaces over, one bowl sink and drainer, integral oven and gas hob with cooker hood over, integral microwave, integral dishwasher, integral washing machine and double aspect window to front and side.

Lounge

15' 8" into bay x 10' 1" (4.78m into bay x 3.07m)

Bay window to the side, TV & Tel point, radiator, French doors leading out into the rear garden and a door leading into the entrance hall.

First Floor Landing

Stairs rising from entrance hall and doors to bathroom and bedrooms two & three.

Bedroom Two

13' 9" x 10' 2" (4.19m x 3.10m)

Juliet balcony to the front, two windows to the side radiator and door to first floor landing.

Bedroom Three

13' 6" x 11' 8" into recess (4.11m x 3.56m into recess)

Juliet balcony to side and door to first floor landing.

Bathroom

Fitted panel bath with Grey gloss side panel, mixer tap and shower over, wash hand basin with mixer tap, low level wc, extractor fan,

obscure window to the side and brick effect tiling to wet areas.

Second Floor Landing

Stairs rising from first floor landing and doors to Jack & Jill bathroom and bedrooms one & four.

Bedroom Four

13' 10" x 9' (4.22m x 2.74m)

Double aspect window to front and side and door to second floor landing.

Bedroom One

13' 8" x 10' 1" (4.17m x 3.07m)

Two windows to the rear, fitted wardrobes, door to second floor landing and door to jack and Jill bathroom.

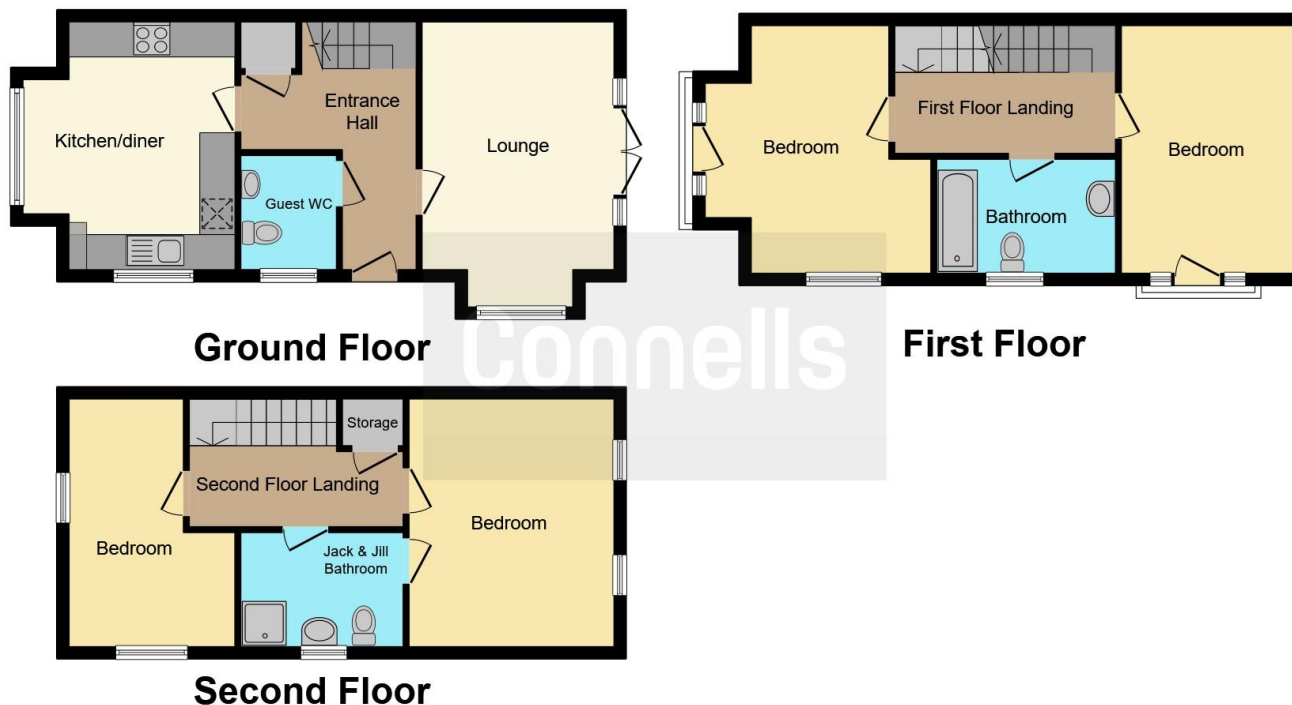
Jack And Jill Bathroom

Obscure window to the side, low level WC, matt black fitted shower cubicle, heated towel rail, extractor fan and doors to second floor landing and bedroom one.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: B

Tenure: Freehold

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