



**Connells**

St. Christopher Close  
West Bromwich





## Property Description

This beautifully linked detached property offers the perfect opportunity for either the upsize you have been looking or your first step onto the property ladder. The property itself is situated within a quite residential estate offering the perfect location for the safety of children and a quiet family home. The property is a link detached by the garage to the side, with fitted kitchen and a separate diner to the rear. This has patio doors opening up to the large and well kept rear garden. The lounge is located to the front of the property with a bow window to the front giving lots of natural light. The first floor offers three double bedrooms offering excellent space for all of the family with fitted wardrobes a modern fitted bathroom suite.

The Sandwell Valley estate is sought after with being walking distance to the park itself as well as all of the amenities in the West Bromwich town centre such as the high street and the new square business park.

## Frontage

Block paved driveway, garage to right hand side and side gated access to rear garden to the left of the property.

## Entrance Hall

Double glazed door to the front, stairs to first floor landing, radiator and door to lounge/diner.

## Lounge/diner

23' 6" x 12' 4" ( 7.16m x 3.76m )

Double glazed bow window to the front, TV point, two radiators, patio doors to the rear and door to kitchen.

## Kitchen

9' 8" x 7' 5" ( 2.95m x 2.26m )

Fully fitted kitchen with a range of wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap over, tiled throughout, wall mounted boiler, integrated electric oven and gas hob with cooker hood over, space and plumbing for washing machine, pantry, double glazed window to the rear and door to garage.

## Garage

16' 3" x 8' 3" ( 4.95m x 2.51m )

Up and over door. door to kitchen and door to rear garden.

## First Floor Landing

Stairs rising from entrance hall, loft access with ladder, storage cupboard and doors to;

## Bedroom One

9' 7" x 9' 2" ( 2.92m x 2.79m )

Double glazed window to the rear, fitted wardrobe and radiator.

## Bedroom Two

8' 3" x 13' 2" ( 2.51m x 4.01m )

Double glazed window to the front, fitted wardrobe and radiator.

## Bedroom Three

7' 2" x 10' 2" ( 2.18m x 3.10m )

Double glazed window to the front, fitted wardrobe and radiator.

## Bathroom

Fitted panel bath with chrome mixer tap and shower head, WC, wash hand basin with fitted vanity unit, chrome heated towel rail, tiled throughout, extractor fan and double glazed window to the rear.

## Rear Garden

Slabbed patio to the front and steps up to grass lawn. Side gated access and door to garage.



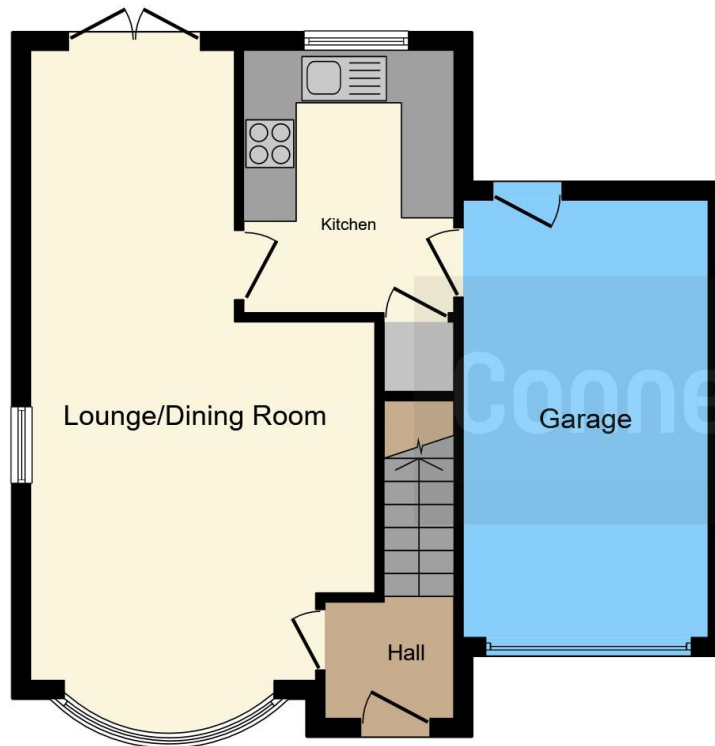




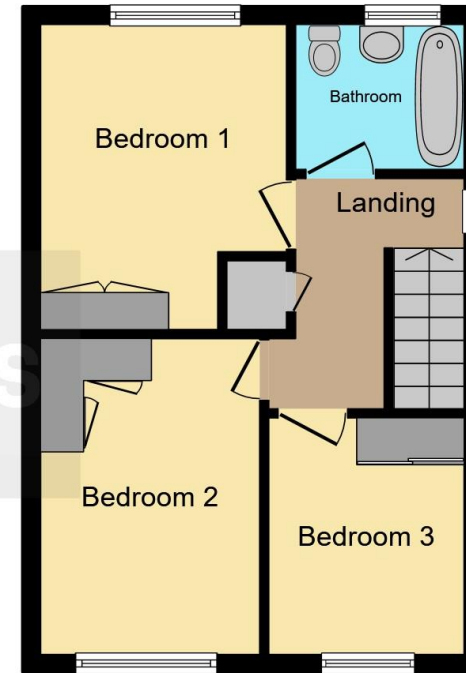








**Ground Floor**



**First Floor**

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.

To view this property please contact Connells on

**T 0121 525 1177**

**E westbromwich@connells.co.uk**

3 Astle Park  
WEST BROMWICH B70 8NS

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBW307767](http://connells.co.uk/Property/WBW307767)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WBW307767 - 0003