



**Connells**

Churchfields Way  
West Bromwich



## Property Description

Built approx ten years ago by David Wilson this property is rare to find in West Bromwich offering such fantastic living space. The house is within close proximity to Sandwell Valley Country Park & Sandwell Hospital, as well as the Newton Road providing access to Great Barr & M6 Motorway. West Bromwich Town Centre & New Square Shopping Complex are nearby at just over 1.5 miles away along with the Metro taking you into Birmingham City Centre in less than 25mins from West Bromwich Central. The two storey detached home briefly comprises of an entrance hallway, lounge, fitted kitchen/diner with some integral appliances, guest wc, first floor landing, three good sized bedrooms with an en-suite to the master, family bathroom, landscaped rear garden and a garage as well as off road parking of which are located to the rear of the property.

### Entrance Hall

Double glazed door to the front, stairs to first floor and doors to lounge, kitchen/dining room and WC.

### Wc

WC, wash hand basin, splash back tiling and central heated radiator.

### Lounge

18' 7" x 10' ( 5.66m x 3.05m )

Double glazed window to the front, french doors to the rear, TV and telephone points,

central heated radiator and door to kitchen/dining room.

### Kitchen/dining Room

17' 5" x 13' 8" ( 5.31m x 4.17m )

Fitted wall and base units with work surfaces over, stainless steel sink and drainer, integral oven and hob with cooker hood over, space and plumbing for washing machine and dishwasher, central heated boiler, two central heated radiators, door to lounge, double glazed window to the front and french doors to the rear.

### First Floor Landing

Stairs down to entrance hall, loft access, airing cupboard housing water tank and doors to;

### Bedroom One

11' 3" x 10' 1" ( 3.43m x 3.07m )

Double glazed window to the front, TV point, central heated radiator, fitted wardrobe and door to en suite.

### En Suite

Double glazed window to the rear, fitted shower cubicle, WC, wash hand basin, part tiled, extractor fan and heated towel rail.

### Bedroom Two

11' x 10' 1" ( 3.35m x 3.07m )

Double glazed window to the rear and central heated radiator.

## Bedroom Three

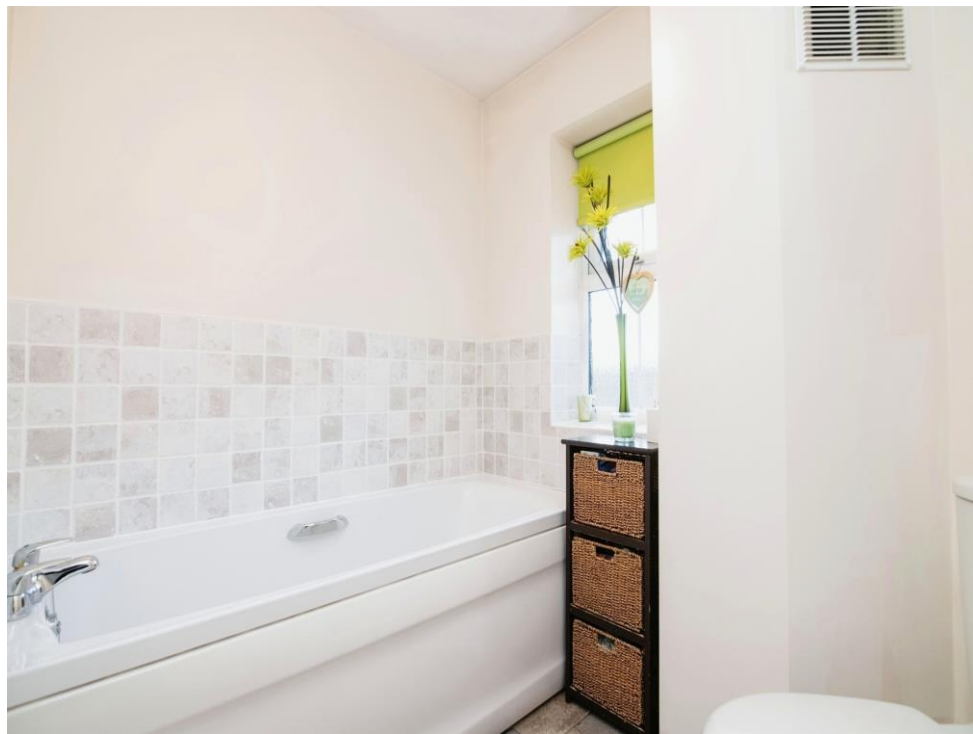
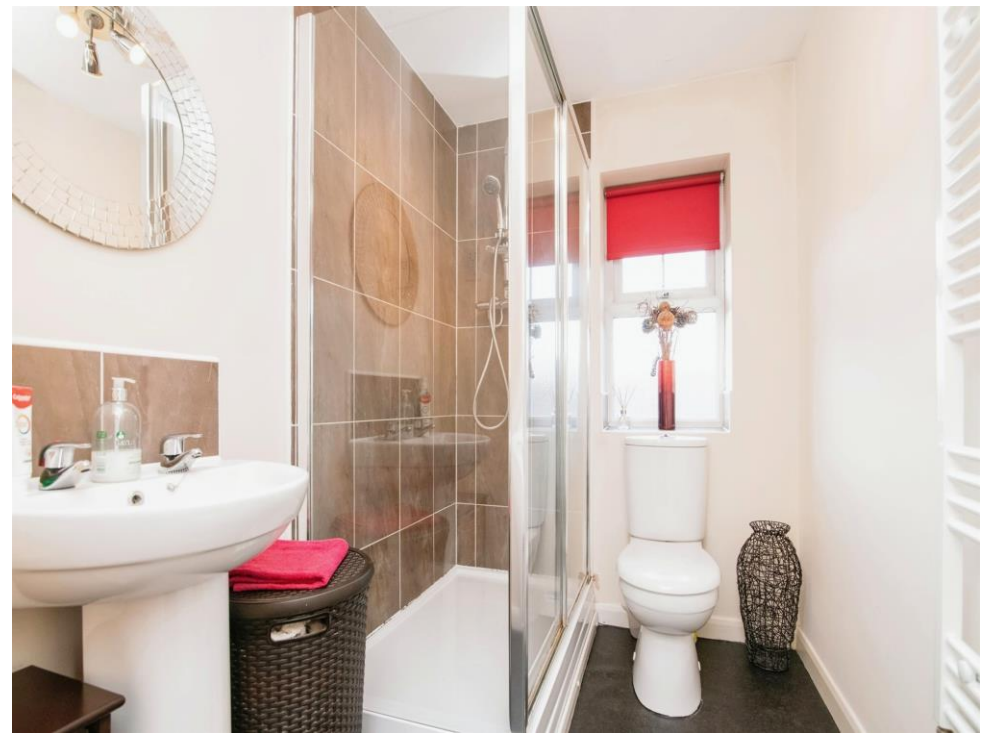
11' 6" x 7' 1" ( 3.51m x 2.16m )

Double glazed window to the front and central heated radiator.

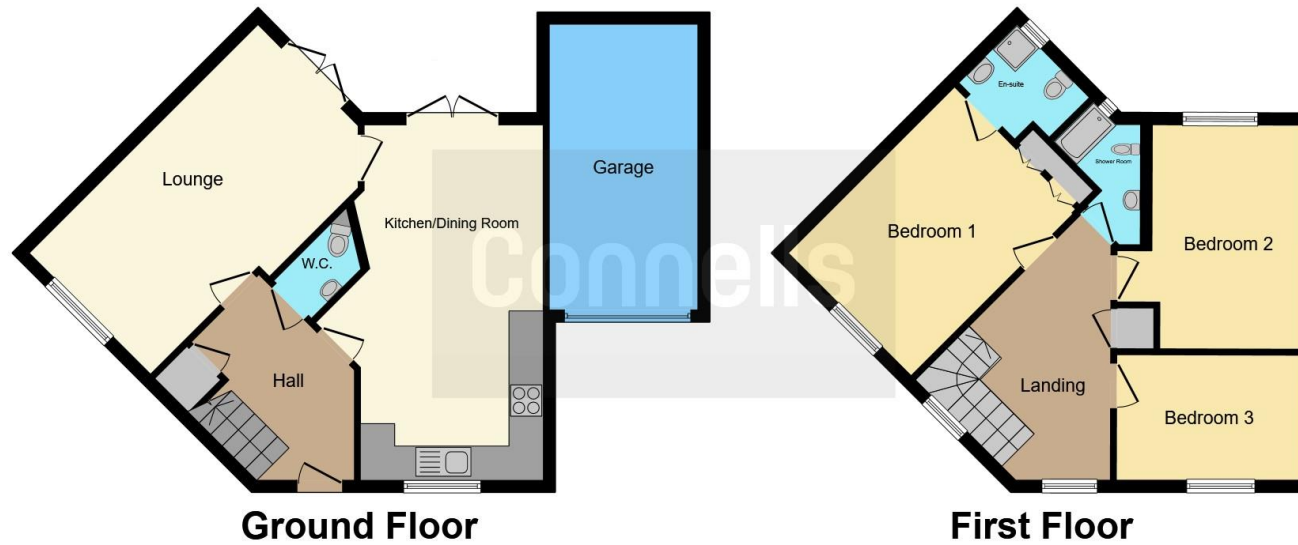
## Bathroom

Double glazed window to the rear, fitted panel bath with mixer tap, part tiled, wash hand basin, WC, and heated towel rail.









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

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WBW309779](http://connells.co.uk/Property/WBW309779)**

Tenure: Freehold



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