



Connells

Kyngston Road
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 25 mins from West Bromwich Central. The two storey detached home briefly comprises of an entrance hallway, lounge, snug/office, fitted kitchen/diner with some integral appliances, separate utility, guest wc, first floor landing, four good sized bedrooms with an en-suite to the master, family bathroom, landscaped rear garden as well as off road parking of which are located to the front of the property.

Entrance Hall

Double glazed door to the side, storage, stairs to first floor and doors to lounge/dining room, kitchen, WC and office/reception room.

Lounge/dining Room

15' 5" x 23' 1" (4.70m x 7.04m)

Double glazed bay window to the front, window to side, recently installed log burner and central heated radiator.

Kitchen

12' 7" x 10' (3.84m x 3.05m)

Fitted kitchen with a range of wall and base

units with work surfaces over, sink and drainer, oven and hob, plumbing facilities, island, storage central heated radiator, double glazed window to the rear and door to utility room.

Utility Room

6' 1" x 5' (1.85m x 1.52m)

Fitted wall and base units, plumbing facilities and double glazed door to the rear.

Wc

WC, wash hand basin with vanity unit and central heated radiator.

Office/reception Room

Converted garage accessed via a door from the entrance hallway with Bifold doors leading to rear garden.

First Floor Landing

Stairs down to entrance hall, loft access and doors to;

Bedroom One

15' 5" x 11' 5" (4.70m x 3.48m)

Double glazed window to the side and front, fitted wardrobe and door to ensuite.

En Suite

Fitted shower cubicle, wash hand basin and

WC.

Bedroom Two

12' 5" x 9' (3.78m x 2.74m)

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

Bedroom Three

10' 5" x 9' (3.17m x 2.74m)

Double glazed window to the rear and central heated radiator.

Bedroom Four

8' 3" x 9' 3" (2.51m x 2.82m)

Double glazed window to the front.

Loft Space

Fully boarded loft space with electrics and lighting.

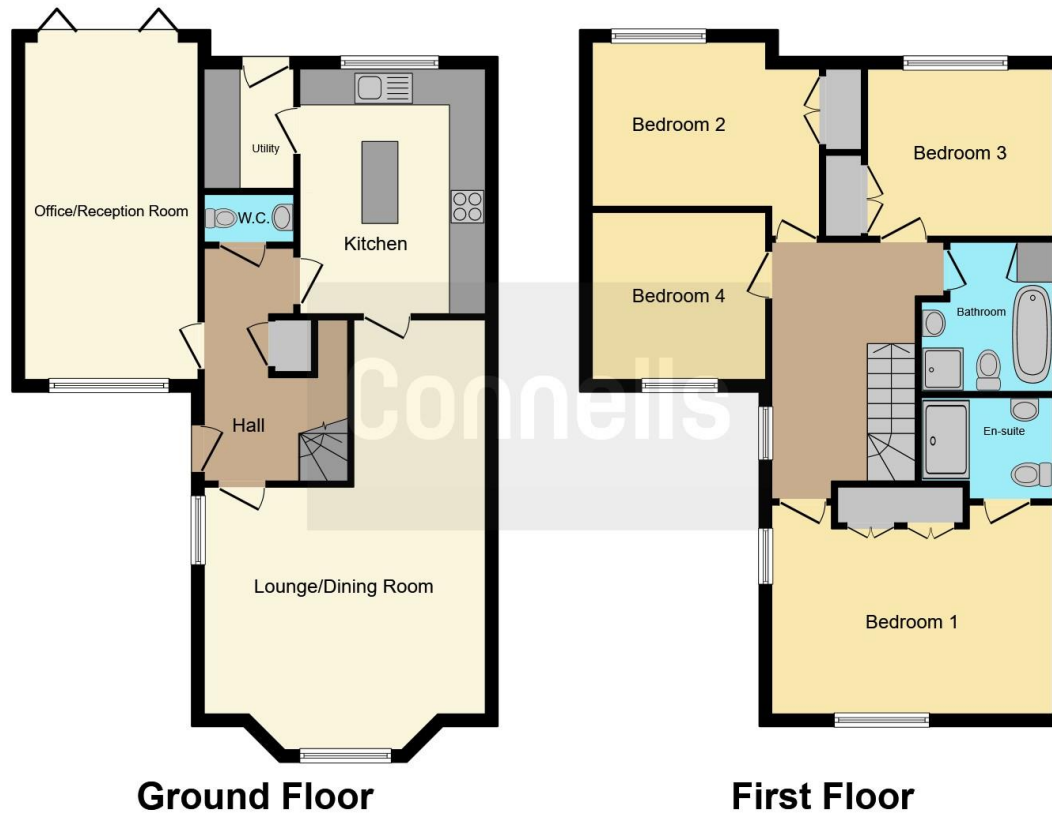
Bathroom

Fitted bath, wash hand basin with vanity unit, WC and storage.









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: B

Tenure: Freehold

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Property Ref: WBW309740 - 0003