



Connells

Dagger Lane
West Bromwich



Property Description

This beautifully presented and well maintained detached bungalow offers the perfect opportunity to live on one of the most sought after roads within West Bromwich. Dagger Lane is situated within just a short walking distance to both Sandwell Valley Park as well as the vibrant West Bromwich Town Centre which benefits from the high street with an array of shops, as well as the New Square giving a modern shopping experience.

The property itself briefly comprises of a welcoming entrance hall, giving access to three double bedrooms. The master has access to its own W.C as well as fitted wardrobes and the back bedroom also benefits from having fitted wardrobes and french doors opening to the rear garden. The family bathroom comprises of a modern bathroom suite with all you need for a family. The living space is light and airy with access to both the conservatory and the kitchen. The kitchen has recently been replaced to a high standard with integrated appliances and access to the separate utility/lean to side entrance. The rear garden offers something for everyone, with a large patio for seating as well and a large lawn, borders with mature plants and shrubs and a brick built outhouse with electricity and storage.

Entrance Porch

Double glazed door to the front and door to entrance hall.

Entrance Hall

Doors to lounge, bathroom and bedrooms.

Bedroom One

13' 9" x 12' 9" (4.19m x 3.89m)

Double glazed bay window to the front, radiator, two fitted wardrobes and door to ensuite.

En Suite

Fully tiled, WC, wash hand basin, extractor fan and radiator.

Bedroom Two

16' 5" x 11' (5.00m x 3.35m)

Fitted wardrobes, radiator and french doors to the rear.

Bedroom Three

11' 9" x 10' 9" (3.58m x 3.28m)

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

Bathroom

Fitted panel bath with shower over, wash hand basin with vanity unit, WC and radiator.

Lounge

12' 5" x 12' 4" (3.78m x 3.76m)

French doors to the conservatory and door to kitchen.

Conservatory

12' 8" x 12' 4" (3.86m x 3.76m)

UPVC build with door to rear garden.

Kitchen

11' 6" x 9' 5" (3.51m x 2.87m)

Fully fitted kitchen with a range of wall and base units with work surfaces over, part tiled, stainless steel sink and drainer, integral fridge freezer, double oven, hob with cooker hood over, tiled flooring and door to rear garden and lean to.

Lean To/utility

18' 7" x 5' 5" (5.66m x 1.65m)









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: C

view this property online connells.co.uk/Property/WBW309813

Tenure: Freehold



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WBW309813 - 0003