



**Connells**

Fitzguy Close  
West Bromwich



## Property Description

This extended family home offers the perfect opportunity for the upsize you have been looking for. Situated within a quiet residential location with easy access to the M5 motorway and major bus links within walking distance. The property also benefits from having an array of shops and amenities all within walking distance such as the West Bromwich high street and the New Square shopping centre.

The property briefly comprises of off road parking with access to a garage, a welcoming hallway, spacious through lounge with access to the kitchen. To the first floor you have four generously sized bedrooms with an additional dressing room and a family bathroom.

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## Entrance Hall

Double glazed door and window to the front, stairs to first floor and door to WC and dining room.

## Wc

Double glazed window to the front, WC and wash hand basin.

## Dining Room

10' 6" x 21' 5" ( 3.20m x 6.53m )

Double glazed patio door to the rear, two central heated radiators, TV point, door to kitchen, open plan to lounge.

## Lounge

9' 1" x 24' 7" ( 2.77m x 7.49m )

Double glazed windows to the front and side, two central heated radiators and TV point.

## Kitchen

7' 10" x 11' 5" ( 2.39m x 3.48m )

Fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, electric oven and hob, plumbing facilities, double glazed window to the rear and double glazed door to the rear garden.

## First Floor Landing

Stairs from entrance hallway, loft access, storage cupboard and doors to bedrooms, dressing room and bathroom.

## Bedroom One

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

Double glazed window to the front, central heated radiator, TV point and door to dressing room.

## Dressing Room

11' 9" x 9' ( 3.58m x 2.74m )

Loft hatch and central heated radiator, doors to bedroom one and landing.

## Bedroom Two

7' 7" x 12' 5" ( 2.31m x 3.78m )

Double glazed window to the front and central heated radiator.

### Bedroom Three

10' 4" x 8' 8" ( 3.15m x 2.64m )

Double glazed window to the rear and central heated radiator.

### Bedroom Four

8' 1" x 10' 9" ( 2.46m x 3.28m )

Double glazed window to the rear and central heated radiator.

### Bathroom

Double glazed window to the front, fitted shower cubicle, fitted corner bath, WC, wash hand basin, tiled throughout and central heated radiator.

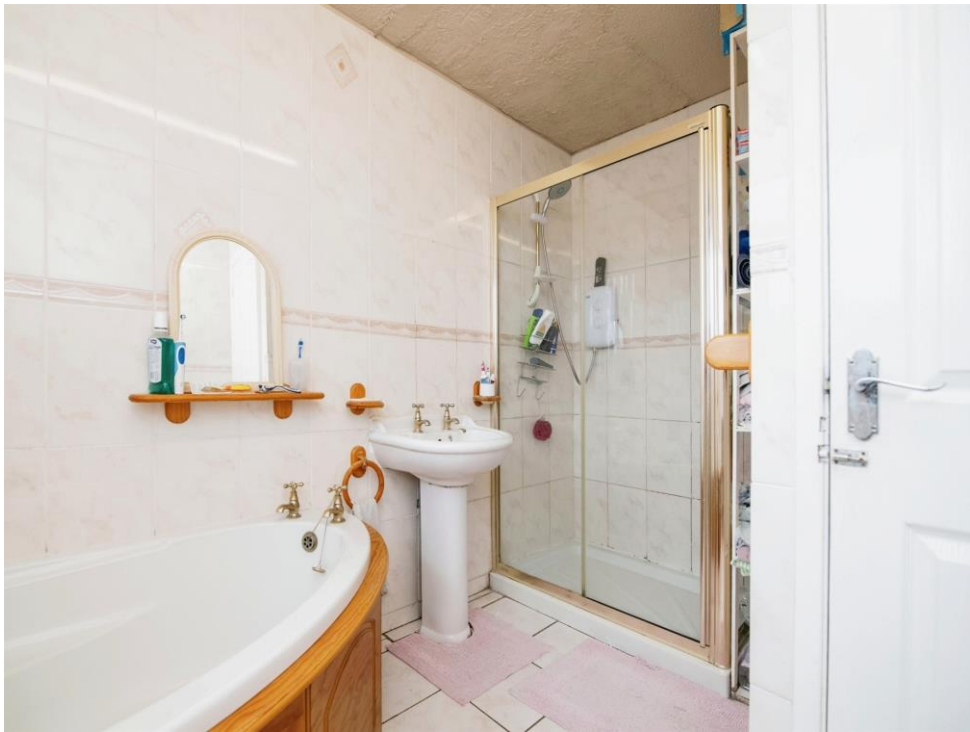
### Garage

Up and over door and lighting. Accessed via driveway.

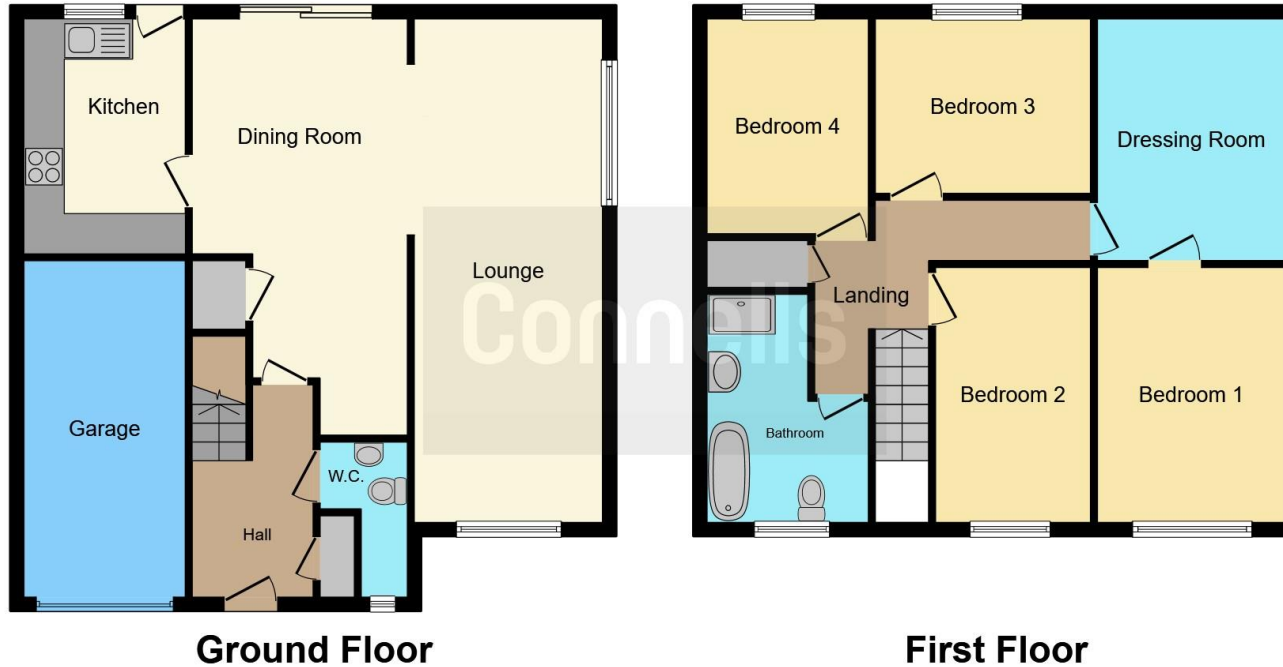
### Rear Garden

Slabbed patio area to the front, side gated access, grass lawn housing garden shed and slabbed pathway edged with a variety of plant life leading to the rear of the garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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