



Connells

Wattle Road
West Bromwich



Property Description

This three bedroom property is situated within a quiet residential part of West Bromwich. With easy access to the town centre itself as well as the bus station and the tram stop West Bromwich Central. This makes any commute far or near, just that little bit easier on a day to day basis. The town centre offers an array of shops and amenities such as The New Square which is a relatively new shopping complex within the town, as well as all the well known and reliable smaller shops and convenient stores on the high street. The property itself briefly comprises of a large family reception room, a modern fitted kitchen with a downstairs w.c. This offers a great space for any home working, hobbies or just another quiet space to relax. To the first floor you have three generously sized bedrooms with the very beneficial upstairs bathroom room and separate en suite.. To the rear of the property you have a low maintenance rear garden ideal for pots and plants.

CALL NOW TO ARRANGE YOUR VIEWINGS!

Entrance Hall

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

Wc

Double glazed window to the side, low level WC, radiator and wash hand basin.

Kitchen

10' x 6' 8" (3.05m x 2.03m)

Fully fitted kitchen with a range of wall and base units with work surfaces over, splash back tiling, stainless steel sink and drainer, electric oven, gas hob with cooker good over, plumbing points, space for fridge freezer and double glazed window to the front.

Lounge/diner

13' 3" x 15' 5" (4.04m x 4.70m)

Double glazed window and french doors to the rear, storage cupboard, two central heated radiators, TV and telephone points.

First Floor Landing

Stairs from entrance hall, loft access, central heated radiator, storage cupboard and doors to;

Bedroom One

9' 1" x 11' (2.77m x 3.35m)

Double glazed window to the front, built in wardrobe, TV point, loft access, central heated radiator and door to ensuite.

En Suite

Double glazed window to the rear, low level WC, fitted shower cubicle, wash hand basin and central heated radiator.

Bedroom Two

9' 2" x 13' 2" (2.79m x 4.01m)

Double glazed window to the front and central heated radiator.

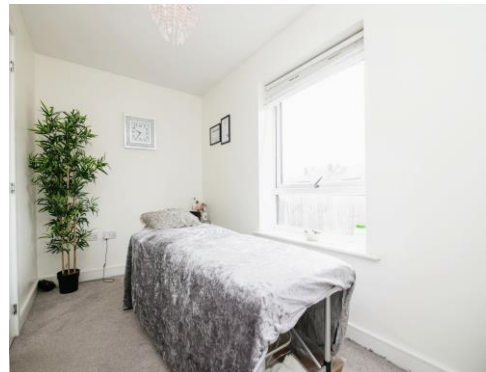
Bedroom Three

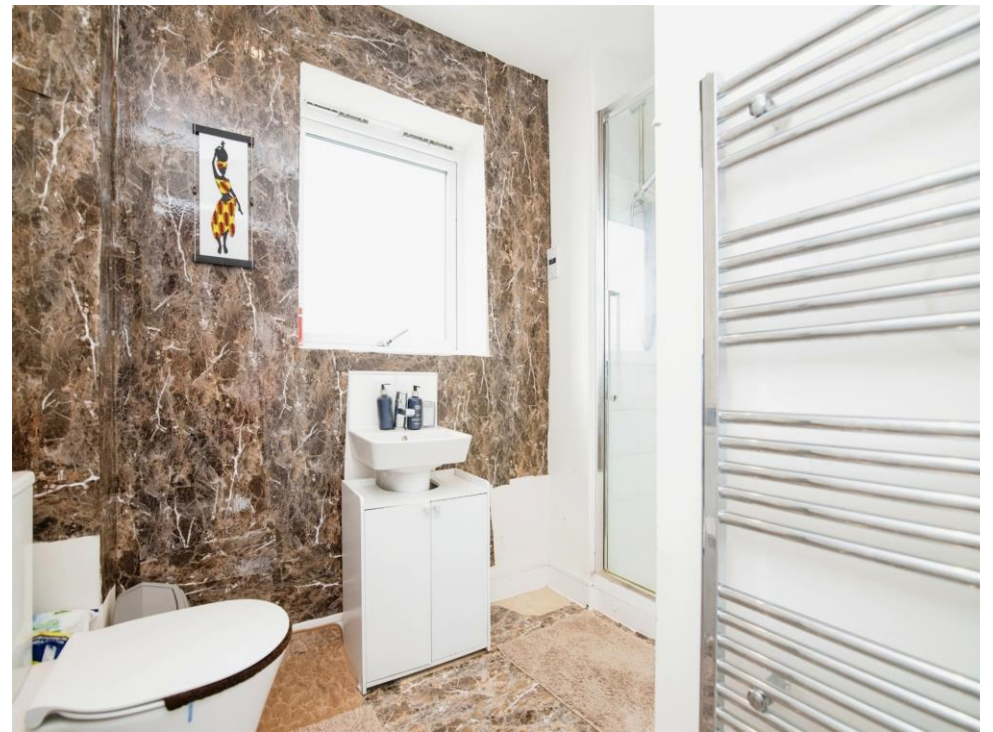
6' 7" x 13' 3" (2.01m x 4.04m)

Double glazed window to the rear, built in wardrobe and central heated radiator,

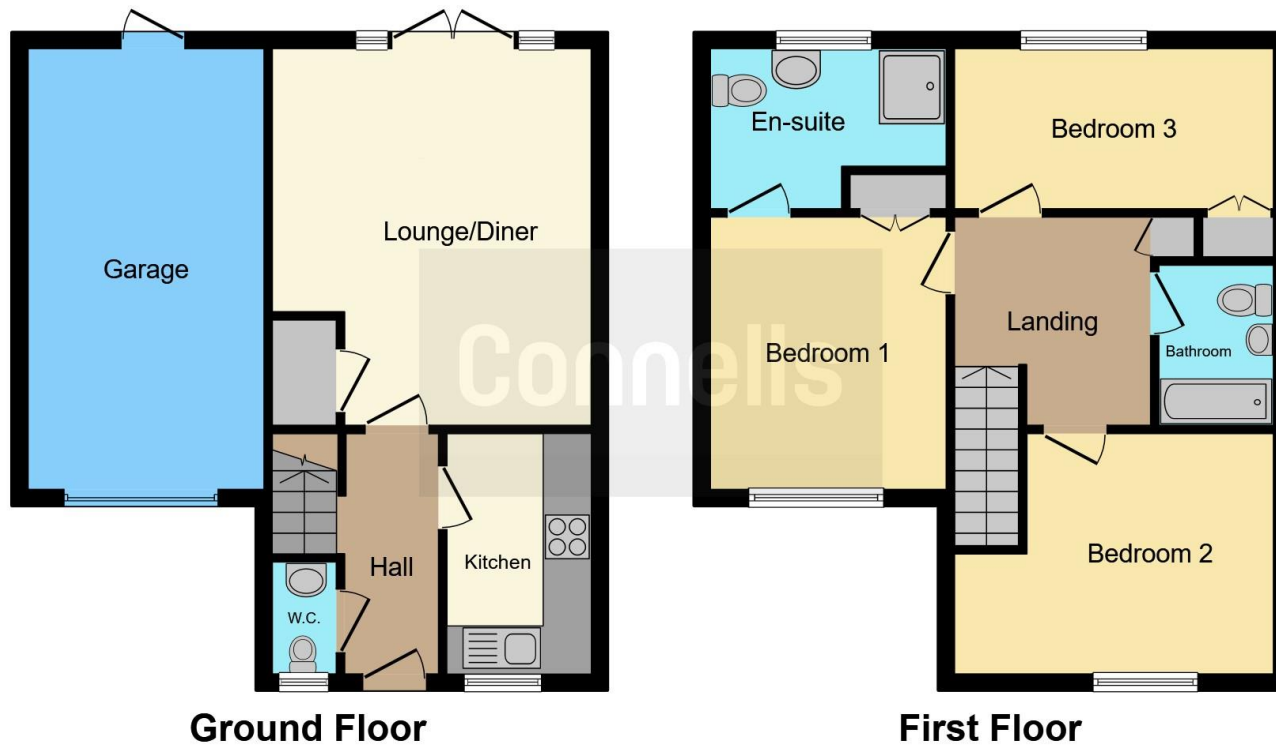
Rear Garden

Slabbed area to the front with grass lawn to the rear, Side gated access.









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

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EPC Rating: B

view this property online connells.co.uk/Property/WBW309853

Tenure: Freehold



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