



Connells

Moorlands Road
West Bromwich



Property Description

This beautifully presented family homes is situated within a quiet residential location with easy access to both local shops and amenities. Moorlands Road is close to both Stone Cross and Wednesbury Town Centre giving you plenty of shops and supermarkets as well as major bus links to both West Bromwich and Wednesbury. The property is also within the catchment for Hall Green Primary School.

The property briefly comprises of lounge with separate dining room, kitchen diner, three generously sized bedrooms and a family bathroom. Well maintained front and rear garden and plenty of outside space.

CALL US NOW TO ARRANGE YOUR VIEWINGS!

Entrance Porch

Double glazed door and windows to the front, door to entrance hallway.

Entrance Hallway

Doors from entrance porch, stairs to first floor, understairs storage, telephone port, radiator and doors to reception room, lounge and kitchen.

Reception Room

12' 3" x 10' 10" (3.73m x 3.30m)

Double glazed window to the front, electric fire, TV point and radiator.

Lounge

10' 10" x 10' 11" (3.30m x 3.33m)

Double glazed patio doors to the rear, electric fire, TV and telephone points and radiator.

Kitchen

17' 8" x 5' 7" (5.38m x 1.70m)

Fitted kitchen compromising of a range of wall and base units with work surfaces over, sink and drainer with mixer tap, tiling to the walls, plumbing and space for washing machine, integral oven and hob, boiler, radiator, double glazed windows to the side and rear and door to the side.

First Floor Landing

Double glazed window to the side, loft access and doors to;

Bedroom One

11' 1" x 8' 11" (3.38m x 2.72m)

Double glazed window to the rear, built in wardrobes, radiator and TV point.

Bedroom Two

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

Double glazed window to the front, built in wardrobes and radiator.

Shower Room

Double glazed window to the rear, shower, WC, wash hand basin and radiator.

Rear Garden

Slabbed throughout with a variety of plant life. Outhouse to the rear and 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

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: D

view this property online connells.co.uk/Property/WBW309849

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.

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Property Ref: WBW309849 - 0003