



Connells

Sams Lane
West Bromwich



Property Description

The development itself was completed toward the end of 2013 which makes the warranty valid until the end of this year! Situated within a quiet residential estate with easy access to local high and primary school, the West Bromwich high street and now the New Square. This gives you an array of shops and amenities all within a short walking distance.

The property itself is split over three floors giving each room more space overall. To the ground floor you have a large and welcoming hallway, the modern fitted high spec kitchen and the rear dining/sitting room. To the first floor you have two double bedrooms with a family bathroom. To the second floor you have another two further double bedrooms along with a shower room. The rear garden is easy to maintain and with rear access.

PLEASE CALL US TO ARRANGE VIEWINGS!

Frontage

Slabbed pathway provide access to the front of the property.

Entrance Hall

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

Kitchen

5' 7" x 13' 10" (1.70m x 4.22m)

Fitted kitchen with a range of wall and base units with work surfaces over, stainless steel sink and drainer, splash back tiling, integrated oven and hob with cooker hood over, space and plumbing for washing machine, space for fridge freezer, central heating boiler, storage cupboard and double glazed window to the front.

Lounge/dining Room

12' 10" x 15' (3.91m x 4.57m)

Double glazed french doors to the rear, TV and telephone points and radiator.

First Floor Landing

Stairs to second floor and doors to bedroom two, bedroom three and bathroom.

Bedroom Two

9' 9" x 12' 10" (2.97m x 3.91m)

Two double glazed window to the rear and radiator.

Bedroom Three

12' 10" x 11' (3.91m x 3.35m)

Double glazed windows to the front and radiator.

Bathroom

Fitted panel bath with WC and wash hand basin, radiator, storage and extractor fan.

Second Floor Landing

Doors to bedroom one, bedroom four and shower room.

Bedroom Four

12' 9" x 7' 9" (3.89m x 2.36m)

Double glazed window to the rear and radiator.

Bedroom One

Shower Room

Shower cubicle, WC, wash hand basin, storage and radiator.

Rear Garden

Low maintenance rear garden being slabbed throughout with rear gated access.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBW309772



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