



**Connells**

Wattle Road  
West Bromwich



### Property Description

This two 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 family reception room, a fitted kitchen diner with a rear garden. This home offers a great opportunity for a first time purchase or your next buy to let investment. To the first floor you have two generously sized bedrooms with a family bathroom. To the rear of the property you have a low maintenance rear garden ideal for pots and plants.

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### Approach

The property is approached via drop curb giving access to off road parking with access to the front entrance door.

### Lounge

15' 3" x 12' ( 4.65m x 3.66m )

With a double glazed window to the front, radiator, gas fire, tv and tel point, single glazed door to the front.

### Kitchen Diner

12' 1" x 7' 4" ( 3.68m x 2.24m )

A fitted kitchen to comprise a range of wall and base units with inset ss sink drainer with work surfaces over, gas cooking point, plumbing point, wall mounted boiler, double glazed window to the rear.

### Landing

With access from the lounge, doors to the bedrooms and the bathroom.

### Bedroom One

12' 10" x 8' 9" ( 3.91m x 2.67m )

With a double glazed window to the front and a radiator.

## Bedroom Two

11' 1" x 5' 8" ( 3.38m x 1.73m )

With a double glazed window to the rear and a radiator.

## Bathroom

A bathroom suite to comprise of bath, shower, low level W.C, wash hand basin and a window to the rear.

## Rear Garden

To the rear you have small patio area with lawn beyond.









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)

To view this property please contact Connells on

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**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBW309904](http://connells.co.uk/Property/WBW309904)**



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