



**Connells**

Kyngston Road  
West Bromwich



### Property Description

Built approx ten years ago by David Wilson this property is rare to find in West Bromwich offering such fantastic living space. The house is within close proximity to Sandwell Valley Country Park & Sandwell Hospital, as well as the Newton Road providing access to Great Barr & M6 Motorway. West Bromwich Town Centre & New Square Shopping Complex are nearby at just over 1.5 miles away along with the Metro taking you into Birmingham City Centre in less than 25 mins from West Bromwich Central. The three storey semi-detached home briefly comprises of an entrance hallway, lounge with access to the conservatory, fitted kitchen/diner with some integral appliances, downstairs shower room, first floor landing, two double bedrooms with a family bathroom, the third floor you have another two double bedrooms, ensuite to one of those and another separate bathroom, landscaped rear garden as well as off road parking with access to the garage and solar panels.

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### On Approach

Block paved driveway providing access to garage. Pathway leading to the entrance of the property edged with gravel and bushes.

### Entrance Hall

Double glazed window and door to the front, central heated radiator, stairs to first floor and door to; kitchen. shower room and lounge.

### Kitchen

9' 7" x 10' 9" ( 2.92m x 3.28m )

Fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, splashback tiling, electric double oven and hob, cooker hood, dishwasher and double glazed window to the front.

### Shower Room

Fitted shower cubicle, central heated radiator, WC and wash hand basin.

### Lounge

15' 5" x 24' 7" ( 4.70m x 7.49m )

Open plan lounge and conservatory having a double glazed patio door and windows to the rear, double glazed window to the side, three central heated radiators, TV and telephone points.

## First Floor Landing

Stairs from entrance hall, central heated radiator and doors to bedroom two, bedroom three and bathroom.

## Bedroom Two

15' 2" x 11' 2" ( 4.62m x 3.40m )

Two double glazed windows to the front, central heated radiator, TV and telephone points.

## Bedroom Three

7' 7" x 15' 5" ( 2.31m x 4.70m )

Two double glazed windows to the rear and central heated radiator.

## First Floor Bathroom

Fitted shower cubicle, fitted panel bath, tiled throughout, central heated radiator, WC and wash hand basin.

## Second Floor Landing

Stairs from first floor landing, loft access, storage cupboard housing water tank, central heated radiator and door to bedroom one, bedroom four and bathroom.

## Bedroom One

10' 11" x 13' 7" ( 3.33m x 4.14m )

Two double glazed windows to the front, built in wardrobes, central heated radiator and TV point.

## En Suite

Double glazed window to the side, shower cubicle, wash hand basin, WC and central heated radiator.

## Bedroom Four

9' x 10' 8" ( 2.74m x 3.25m )

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

## Second Floor Bathroom

Double glazed window to the rear, fitted panel bath, WC, wash hand basin and central heated radiator.

## Rear Garden

Low maintenance rear garden being slabbed throughout, wooden shed and wooden bar area. 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](http://www.focalagent.com)

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**EPC Rating: Awaited**

Tenure: Freehold

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