



Connells

Lyndon Grove
WEST BROMWICH



Property Description

This beautifully presented three bedroom family home offers bags of potential for you next move. The property is situated within a quiet residential estate nestled between J1 of the M5 for easy commutes on the morning, as well as Sandwell Valley for the evening or weekend walks. Not too far from the property is the West Bromwich high street as well as the very popular new square shopping facility giving you an array of shops and amenities, not to mention Sandwell & General Hospital. The property is finished to a good standard throughout and is ready to move in to. Comprising of lounge, kitchen diner, family bathroom and three generously sized bedrooms and benefiting from being located within a quiet CUL-DE-SAC!

CALL NOW TO ARRANGE YOUR VIEWINGS!

Entrance Porch

Door to the front, window to the side and door to entrance hall.

Entrance Hall

Door to lounge and stairs to first floor.

Lounge

12' 11" x 12' 10" (3.94m x 3.91m)

Double glazed window to the front, TV and telephone points, radiator and doors to kitchen.

Kitchen

16' 1" x 8' 5" (4.90m x 2.57m)

Fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, radiator and double glazed door and window to the rear.

First Floor Landing

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

Bedroom One

9' 11" x 10' 3" (3.02m x 3.12m)

Double glazed window to the front, storage cupboard and radiator.

Bedroom Two

8' 2" x 11' 8" (2.49m x 3.56m)

Double glazed window to the rear, storage cupboard and radiator.

Bedroom Three

7' 9" x 8' 5" (2.36m x 2.57m)

Double glazed window to the rear and radiator.

Shower Room

Double glazed window to the side, fitted shower cubicle, partly tiled, WC, wash hand basin and radiator.

Rear Garden

Garden shed to the front, grass lawn and slabbed pathway.









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: D

view this property online connells.co.uk/Property/WBW309909

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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