



Connells

Cumberland Road
WEST BROMWICH



Property Description

This family home offers the perfect opportunity to either get you on the property ladder or for the next step up for your family home. Heath Lane is set within a key location in West Bromwich with period buildings and open green spaces to enjoy. You have Sandwell and General Hospital on the main All Saints Way along with several bus stops. This gives you access to either West Bromwich town centre or Birmingham City Centre with ease! Within West Bromwich you have the high street with an array of shops and amenities along with New Square Shopping Centre.

The property itself benefits from traditional features along with a large spacious lounge, separate dining room, kitchen with access to side utility space, family sized rear garden, family bathroom and generously sized bedrooms.

CALL NOW TO ARRANGE YOUR VIEWINGS!

On Approach

Steps to entrance of the property and lobby. Bushes and shrubs to the front.

Entrance Hall

Double glazed door to the front, stairs to first floor landing, central heated radiator and door to lounge.

Lounge

11' 5" x 14' (3.48m x 4.27m)

Double glazed window to the front, central heated radiator, TV and telephone points and doors to dining room.

Dining Room

8' 8" x 10' 7" (2.64m x 3.23m)

Double glazed window to the rear, central heated radiator and door to kitchen.

Kitchen

10' 9" x 10' 10" (3.28m x 3.30m)

Fitted kitchen with a range of wall and base units, stainless steel sink and drainer, splashback tiling, gas point, central heated radiator, double glazed window to the rear and single glazed door to lobby.

Lobby

Having a door to the front of the property, WC, storage and rear garden.

First Floor Landing

Stairs from entrance hall, double glazed window to the side, storage cupboard, loft access and door to;

Bedroom One

14' x 8' 6" (4.27m x 2.59m)

Double glazed window to the rear, central heated radiator and built in wardrobe.

Bedroom Two

14' 2" x 9' 10" max (4.32m x 3.00m max)

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

Bedroom Three

10' 2" x 6' 9" (3.10m x 2.06m)

Double glazed window to the front and central heated radiator.

Bathroom

Double glazed window to the rear, fitted p shaped bath with shower over, wash hand basin and WC set within a vanity unit, tiling to splash prone areas and central heated radiator.

Rear Garden

Two tier rear garden comprising of artificial grass to the lower tier, steps upto the second tier of which has a grass lawn and graveled raised level area to the side.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBW309920



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WBW309920 - 0003