



**Connells**

Lincoln Road  
WEST BROMWICH



## Property Description

This beautifully presented family home is situated within a quiet residential location with easy access to both local shops and amenities. Beverley Road is off Walsall Road giving you plenty of shops and supermarkets as well as major bus links to both West Bromwich and Wednesbury. The property is also within the catchment for Hall Green Primary School.

The property briefly comprises of lounge with separate kitchen diner, two generously sized bedrooms and a family bathroom. Well maintained front and rear garden and plenty of outside space.

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## Entrance Hall

Door to the side, stairs to first floor, understairs storage cupboard and doors to kitchen and lounge.

## Lounge

10' 8" x 13' 4" ( 3.25m x 4.06m )

Double glazed window to the front, central heated radiator and TV point.

## Kitchen

10' 8" x 7' 7" ( 3.25m x 2.31m )

Fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, splashback tiling, integral electric oven and gas hob with cooker hood over, space and plumbing for washing machine, double glazed window to the rear, doors to rear garden and WC.

## Wc

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

## First Floor Landing

Stairs from entrance hall, loft access and doors to bedrooms and bathroom.

## Bedroom One

13' 5" x 10' 8" ( 4.09m x 3.25m )

Double glazed window to the front and radiator.

## Bedroom Two

13' 3" x 7' 7" ( 4.04m x 2.31m )

Double glazed window to the rear and radiator.

## Bathroom

Double glazed window to the side, bath with shower over, part tiled wash hand basin, WC and heated towel rail.

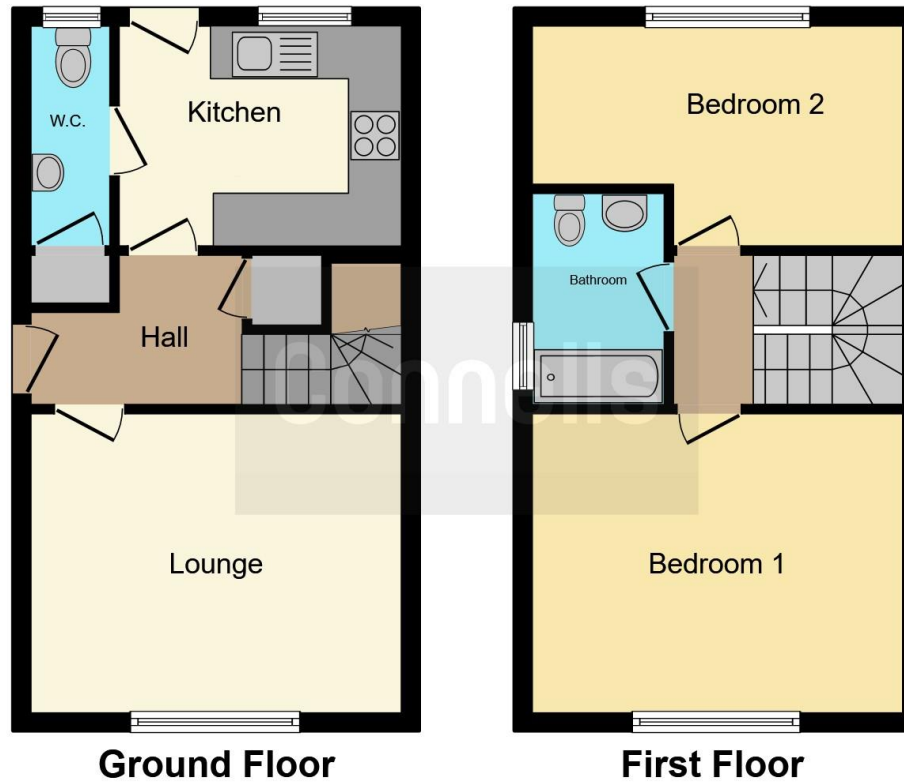
## Rear Garden

Slabbed patio area to the front with steps down to a grass lawn. 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: D**

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Tenure: Freehold



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