



**Connells**

Heath Lane  
West Bromwich





## Property Description

This family homes offers the perfect opportunity to either get you on the property ladder or for the next step up for you 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 give 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 large spacious lounge, fitted kitchen, family sized rear garden, generously sized bedrooms and off road parking.

CALL NOW TO ARRANGE YOU VIEWINGS!

## Frontage

Slabbed driveway.

## Entrance Hall

Double glazed door to the front, stairs to first floor and door to lounge/dining room.

## Lounge/Dining Room

12' 9" x 13' 4" ( 3.89m x 4.06m )

Double glazed window to the front, gas fire with feature surround, TV and telephone points and door to kitchen.

## Kitchen

9' 11" x 8' 4" ( 3.02m x 2.54m )

Fitted kitchen compromising of a range of wall and base units with work surfaces over, splashback tiling, stainless steel sink and drainer with mixer tap. electric oven and hob with cooker hood over, plumbing point, storage cupboard housing gas and electric meters and double glazed door and window to the rear.

## Bathroom

Double glazed window to the rear, fitted bath, tiled throughout, WC, and wash hand basin.

## First Floor Landing

Stairs from entrance hall, double glazed window to the rear, loft access and doors to bedrooms.

## Bedroom One

16' x 10' 3" ( 4.88m x 3.12m )

Double glazed window to the front, storage cupboard and wall mounted storage heater.

## Bedroom Two

11' 6" x 8' 4" ( 3.51m x 2.54m )

Double glazed window to the rear, storage cupboard housing water tank and wall mounted storage heater.

## Bedroom Three

7' 5" x 8' 6" ( 2.26m x 2.59m )

Double glazed window to the rear and wall mounted storage heater.

## Rear Garden

Slabbed patio area to the front housing garden shed, grass lawn to the rear and side gated access.

## Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

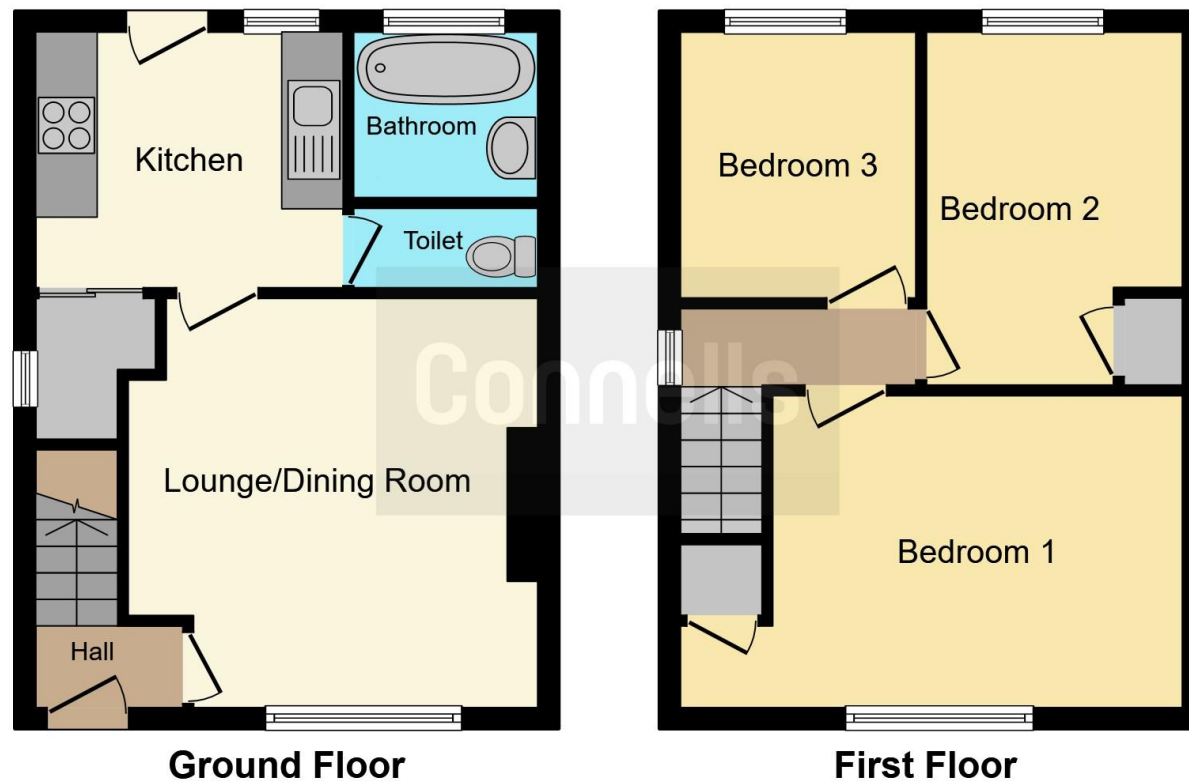












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

**T 0121 525 1177**  
**E [westbromwich@connells.co.uk](mailto:westbromwich@connells.co.uk)**

3 Astle Park  
 WEST BROMWICH B70 8NS

**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBW309954](http://connells.co.uk/Property/WBW309954)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WBW309954 - 0005