



**Connells**

Lyttleton Street  
West Bromwich



## Property Description

The development itself was completed toward the end of 2013. Situated within a quiet residential estate with easy access to local high and primary school, the West Bromwich high street and now the New Square. This gives you an array of shops and amenities all within a short walking distance.

The property itself is split over three floors giving each room more space overall. To the ground floor you have a large and welcoming hallway with access to the downstairs W.C, the modern fitted high spec kitchen and the rear dining/sitting room. To the first floor you have what is currently used as a lounge (this could be used as the fourth bedroom) and large bedroom to the rear as well as a modern fitted bathroom suite. To the second floor you have another two further double bedroom along with a shower room. The rear garden is easy to maintain and with rear access.

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## Entrance Hall

Double glazed door to the front, stairs to first floor, storage cupboard and doors to WC, lounge/diner and kitchen.

## Wc

Wc and wash hand basin.

## Kitchen

11' 11" x 7' 11" ( 3.63m x 2.41m )

Fully fitted kitchen with a range of wall and base units with work surfaces over, stainless steel sink and drainer, integrated electric oven and gas hob with cooker hood over, plumbing facilities, wall mounted boiler and double glazed window to the front.

## Lounge/Diner

13' 11" x 9' 6" ( 4.24m x 2.90m )

Double glazed door and window to the rear and radiator.

## First Floor Landing

Stairs from entrance hall, stairs to second floor and doors to bedroom two, bedroom, three and bathroom.

## Bedroom Two

7' 8" x 14' ( 2.34m x 4.27m )

Two double glazed windows to the rear and radiator.

## Bedroom Three

9' 5" x 14' ( 2.87m x 4.27m )

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

## Bathroom

Fitted panel bath, WC, wash hand basin, tiling to splash prone areas and radiator.

## Second Floor Landing

Stairs from first floor landing and doors to bedroom one, bedroom four and shower room.

## Bedroom One

9' 5" x 14' ( 2.87m x 4.27m )

Two double glazed windows to the front and radiator.

## Bedroom Four

13' 11" x 9' 7" ( 4.24m x 2.92m )

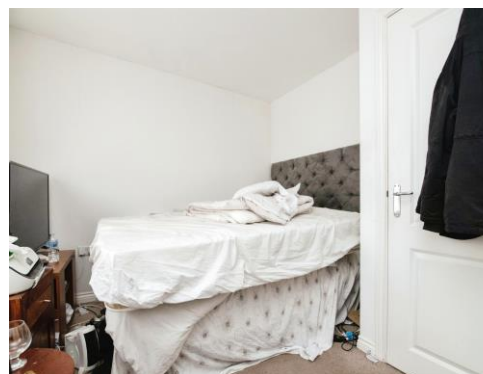
Two double glazed windows to the rear and radiator.

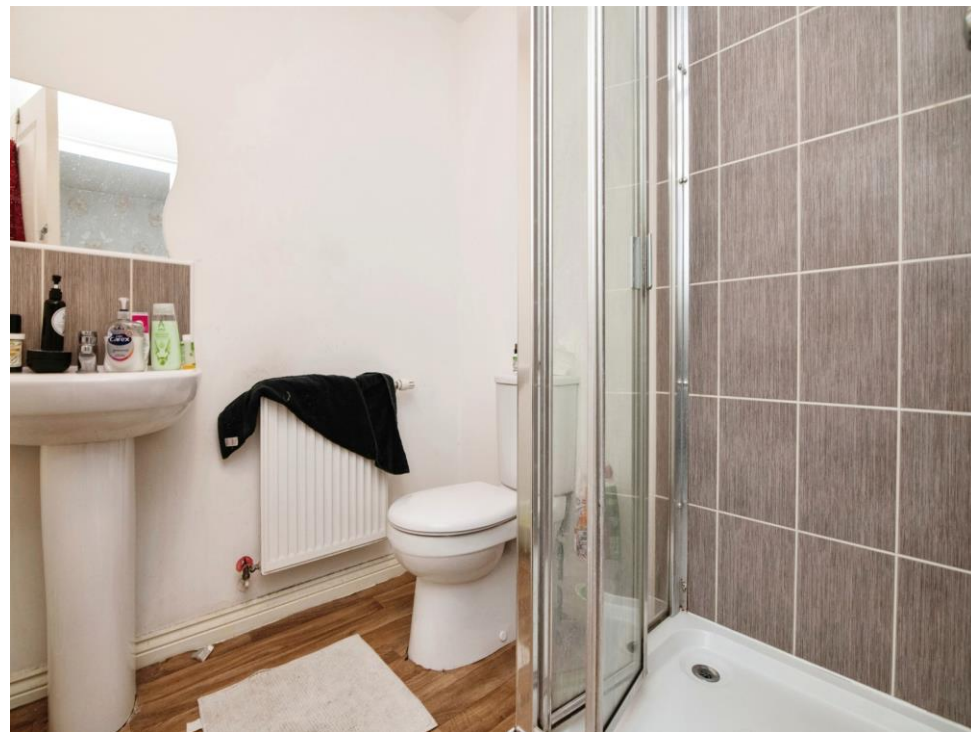
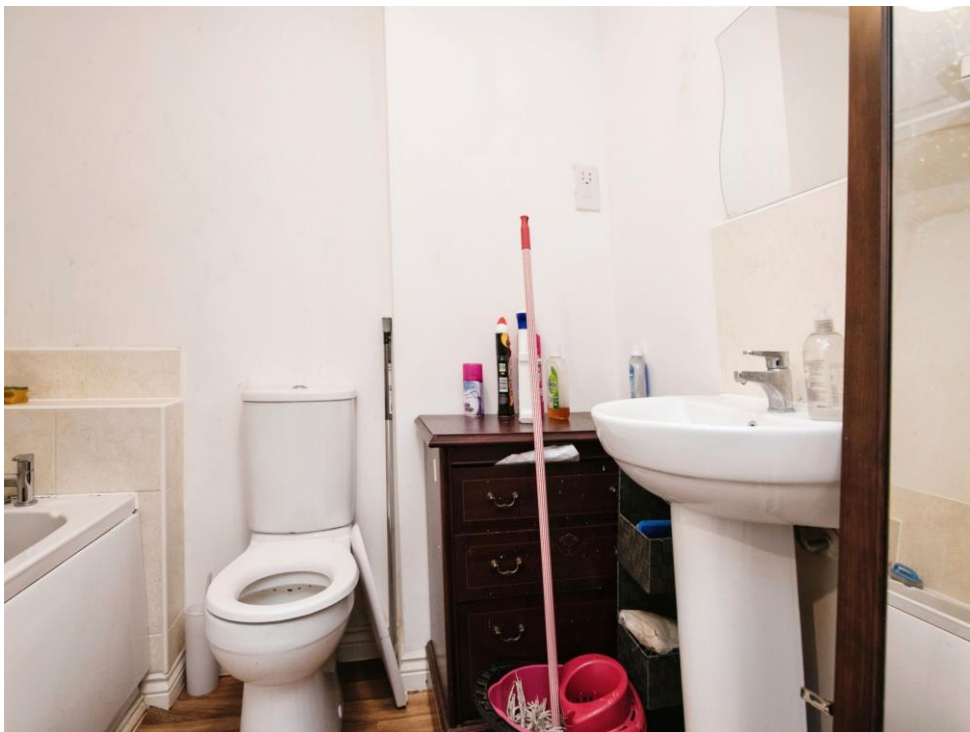
## Shower Room

Fitted shower cubicle, WC, wash hand basin, part tiled and radiator.

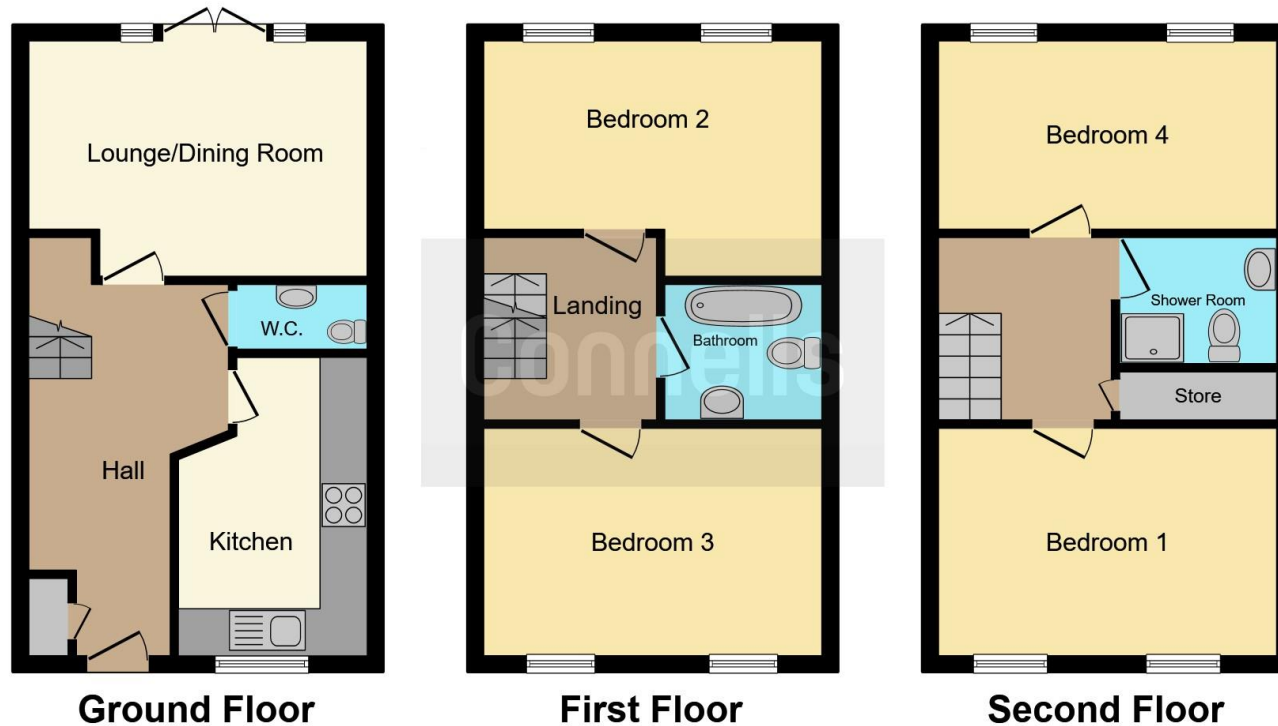
## Rear Garden

Grass lawn with slabbed pathway to rear gated access.









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**EPC Rating: B**

**view this property online [connells.co.uk/Property/WBW309975](http://connells.co.uk/Property/WBW309975)**

Tenure: Freehold



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Property Ref: WBW309975 - 0005