



Connells

Coyne Road
West Bromwich



Property Description

We are delighted to be marketing this lovely home located in the Lyng area of West Brom, this is a fantastic opportunity for a first time buyer to get their foot on the property ladder. You may require a little modernisation internally to your own taste but has been exceptionally well maintained during it's time with the current owners. The house briefly comprises of a entrance hall, lounge, fitted kitchen. First floor landing, two double bedrooms with a family bathroom. Externally there is a driveway , front & rear gardens. The property is also sold with no upward chain.

CALL NOW TO BOOK YOUR VIEWING!

Frontage

Slabbed and gravel driveway.

Entrance Porch

Double glazed door and window to front, double glazed door to lounge.

Lounge

13' x 13' 7" (3.96m x 4.14m)

Double glazed window to front, stairs to first floor, TV and telephone points and door to kitchen.

Kitchen

13' x 8' 10" (3.96m x 2.69m)

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, splash back tiling, sink and drainer, integrated electric oven and gas hob with cooker hood over, plumbing facilities, radiator and door to conservatory.

Conservatory

11' x 5' 11" (3.35m x 1.80m)

UPVC construction, radiator, double glazed windows and double glazed door to the rear garden.

First Floor Landing

Stairs from lounge, double glazed window to the rear, loft access, storage cupboard and doors to;

Bedroom One

11' 3" x 9' (3.43m x 2.74m)

Double glazed window to the front, storage cupboard housing boiler, TV point radiator and built in wardrobe.

Bedroom Two

10' 7" x 7' 4" (3.23m x 2.24m)

Double glazed window to the rear and radiator.

Bathroom

Double glazed window to the rear, fitted panel bath with shower over, tiled throughout, wash hand basin, WC and radiator.

Rear Garden

Slabs and gravel to the front, grass lawn to the rear and side gated access.

Agents Note

Freehold will be available for purchase and title prepared through the conveyancing period in preparation for completion.









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/WBW309959

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.

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.

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