



**Connells**

Arthur Street  
West Bromwich



## Property Description

On a residential estate nearby the amenities of the West Bromwich Town Centre, this three bedroom linked-detached home is not one to be missed. You may require a little modernisation internally to your own taste but has been exceptionally well maintained during it's time with the current owner and briefly comprises of an entrance hall, spacious lounge. Fully-fitted kitchen, three good sized bedrooms and ample off road parking with the benefit of a tandem garage!

This property offers excellent commute links with J9 of the M6 and J1 of the M5 both being just a short driving distance. Major bus and train links that can take you to both Wednesbury and West Bromwich town centres!

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## On Approach

Tarmac driveway with access to garage grass lawn in front of the house.

## Entrance Porch

Double glazed door to the front, double glazed windows to the front and double glazed door to entrance hall.

## Entrance Hall

Double glazed door from entrance porch, stairs to first floor landing, telephone point

and door to lounge.

## Lounge

16' 5" x 12' 1" ( 5.00m x 3.68m )

Double glazed window to the front, TV point, gas fire with feature surround, radiator and door to kitchen/dining room.

## Kitchen/Dining Room

16' 5" x 9' 7" ( 5.00m x 2.92m )

Fully fitted kitchen compromising of a range of wall and base units with work surfaces over, splash back tiling, black granite effect sink and drainer with mixer tap, integrated double electric oven, gas hob with cooker hood over, dishwasher, fridge, radiator, useful pantry storage, ample room for family dining table and chairs, double glazed window to the rear, double glazed patio doors to conservatory and door to utility room.

## Utility Room

7' 10" x 12' 2" ( 2.39m x 3.71m )

Double glazed door to the rear, boiler, lumbing point for washing machine, door to shower room and access door to the rear of the garage.

## Shower Room

Double glazed window to the rear, shower, WC, wash hand basin, part tiled and heated towel rail.

## Convseratory

8' 3" x 8' 3" ( 2.51m x 2.51m )

UPVC and brick construction having double glazed windows and a double glazed patio door to the rear garden.

Easy access split door, power sockets and lighting.

## First Floor Landing

Stairs from entrance hall, loft access, double glazed window to the side and doors to;

## Bedroom One

10' 3" x 9' 8" ( 3.12m x 2.95m )

Double glazed window to the rear, TV point, radiator and built in wardrobes.

## Bedroom Two

10' 2" x 8' 4" max ( 3.10m x 2.54m max )

Double glazed window to the front, radiator and built in wardrobes.

## Bedroom Three

7' 2" x 8' 9" ( 2.18m x 2.67m )

Double glazed window to the front, telephone point, radiator and built desk and mirrored wardrobes.

## Bathroom

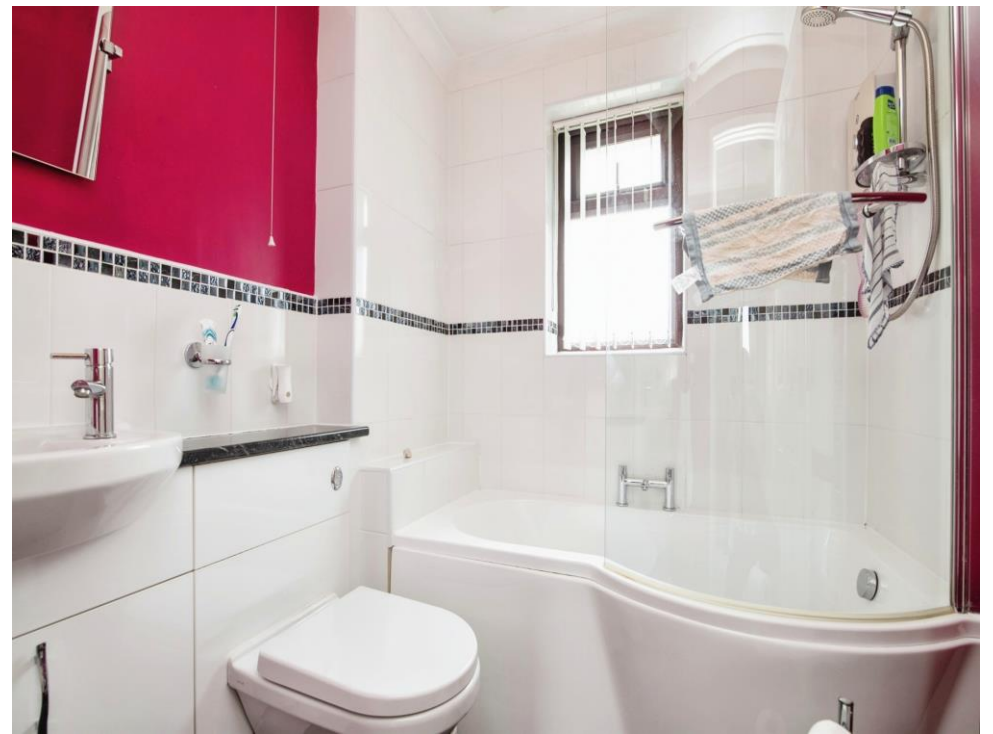
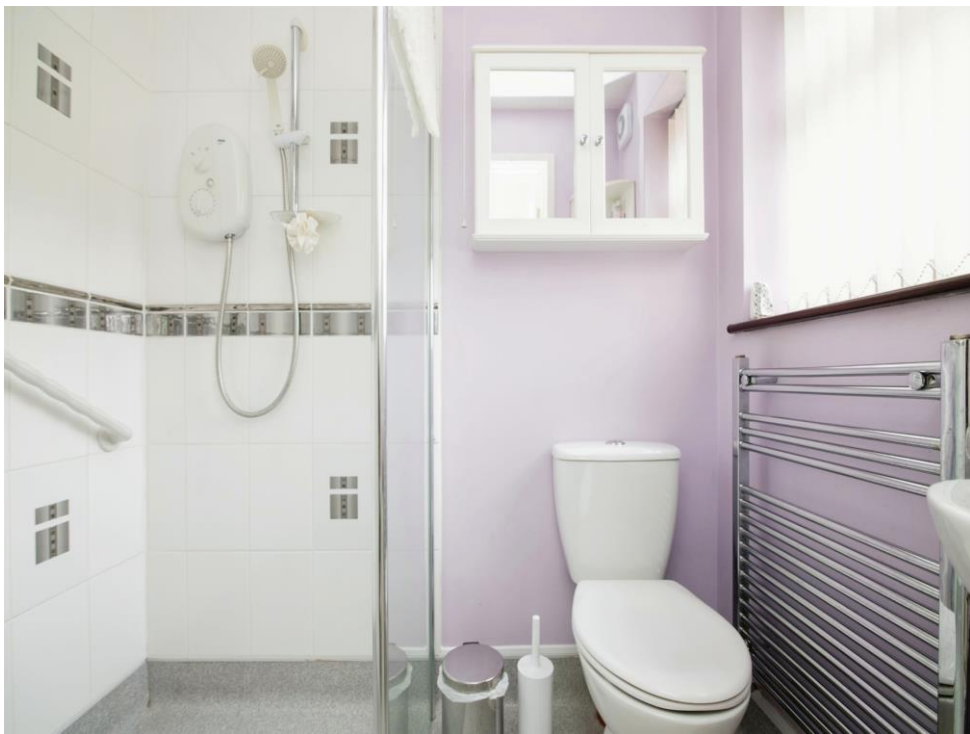
Double glazed window to the rear, fitted p shaped bath with shower over, part tiled, WC and wash hand combination vanity unit and radiator.

## Rear Garden

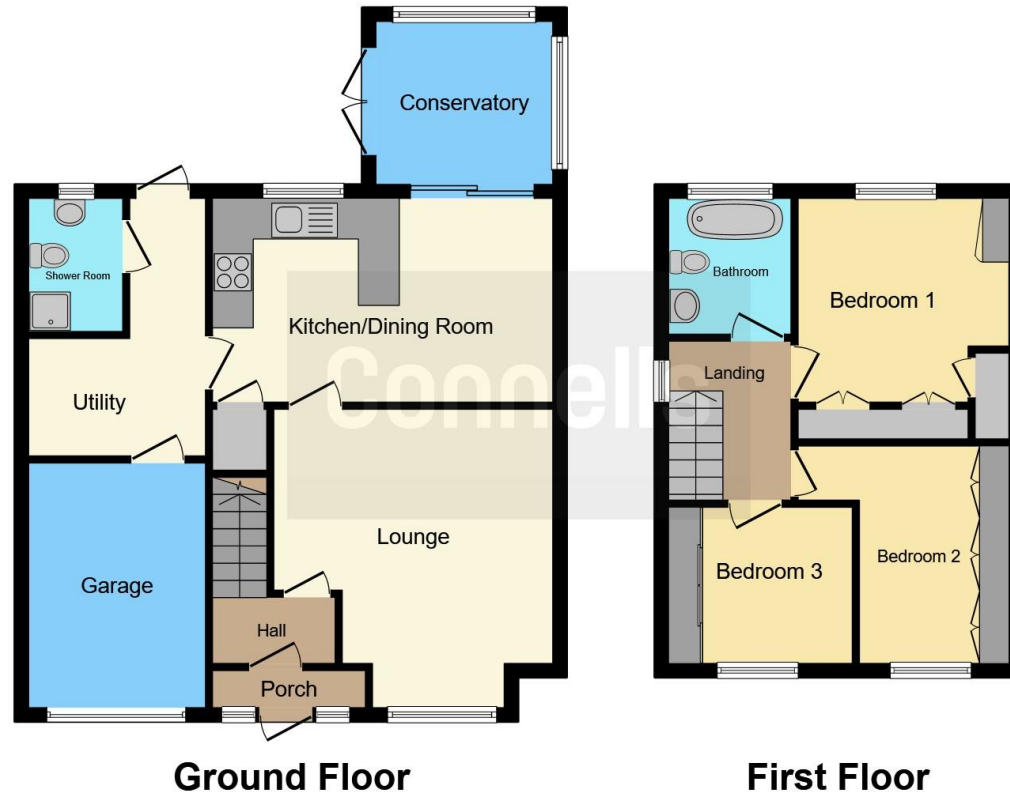
Slabs, grass lawn and garden shed.

## Garage









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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