



**Connells**

Florence Road  
West Bromwich



## Property Description

Connells are delighted to be marketing this outstanding three bedroom end-terraced property. This lovely home has gone through a full refurbishment over the years to a high standard making it the perfect first time buyers house, white goods and certain furniture to be included depending on offer. Located within easy access to commuting links and amenities with nearby schools.

In brief the property comprises of: entrance to the front reception room, second reception room. utility area, high spec fitted kitchen and a bathroom on the ground floor. The first floor offers three bedrooms with the third being of generous size. Externally to the rear offers a concrete base garden with an outbuilding providing storage and side access.

## Reception Room

Double glazed door and window to the front and TV point.

## Lounge/Dining Room

12' 2" x 11' 3" ( 3.71m x 3.43m )

Double glazed window to the rear, radiator, TV point, pantry and stairs to the first floor.

## Kitchen

17' 4" x 8' 9" ( 5.28m x 2.67m )

Fitted kitchen comprising of a range of wall and base units with work surfaces over, splash back tiling, sink and drainer, gas point, wall mounted boiler, double glazed window to the side and door to garden.

## Bathroom

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

## First Floor Landing

Stairs from lounge/dining room and doors to bedrooms.

## Bedroom One

13' 7" x 11' 3" ( 4.14m x 3.43m )

Double glazed window to the front, telephone point and radiator.

## Bedroom Two

14' 5" x 6' 6" ( 4.39m x 1.98m )

Double glazed window to the rear and radiator.

## Bedroom Three

11' 3" x 6' 7" ( 3.43m x 2.01m )

Double glazed window to the rear and radiator.

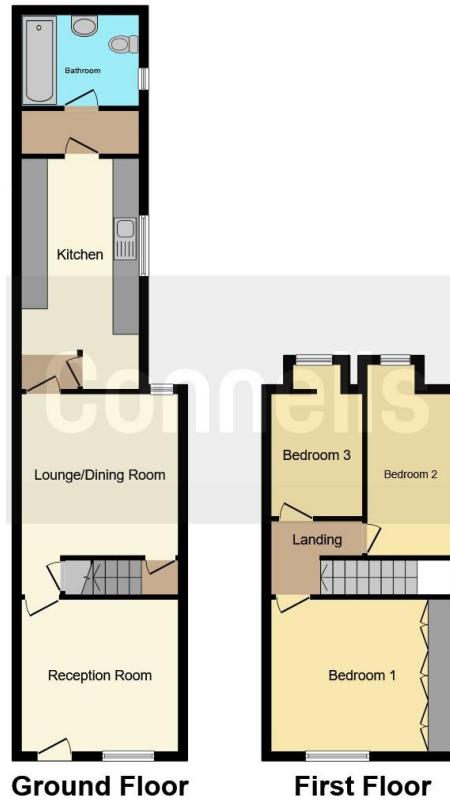
## Rear Garden

Slabbed rear garden, shed and access to outside WC.









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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