



**Connells**

Briarley Beaconview Road  
West Bromwich



### Property Description

This property briefly comprises of an entrance hallway with intercom system, lounge, fitted kitchen with some integral appliances, balcony, double glazing, shared residents parking and no upward chain. The property also benefits from double glazing and electric heating where specified. whilst also having communal parking. The property is located on a bus route and is directly opposite local shops which makes this a great investment opportunity within a key location.

### Entrance Hall

Door from communal hall, storage cupboard housing water tank and doors to bathroom, lounge and bedroom two.

### Bathroom

Fitted panel with shower over, wash hand basin and WC.

### Bedroom Two

14' 9" x 9' 2" ( 4.50m x 2.79m )

Double glazed window to the front and storage heater.

### Lounge

14' 8" x 9' 3" ( 4.47m x 2.82m )

Double glazed door to balcony, storage cupboard housing electric meter, telephone point and doors to kitchen and bedroom one.

## Kitchen

10' x 7' 11" ( 3.05m x 2.41m )

Fitted kitchen comprising of a range of wall and base units, work surfaces, tiled throughout, sink and drainer, plumbing point, electric oven and hob, cooker hood and double glazed window to the rear,

## Bedroom One

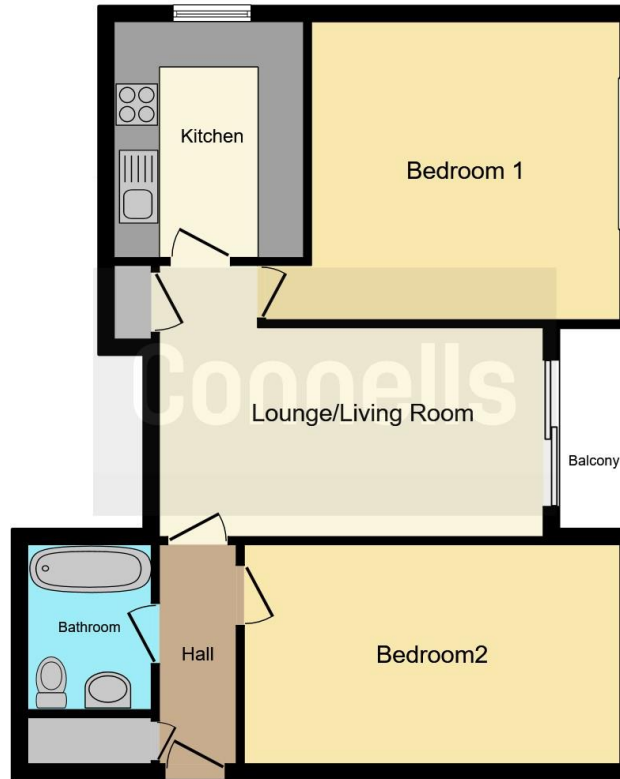
14' 9" x 13' 4" ( 4.50m x 4.06m )

Double glazed window to the front and storage heater.









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: Awaited**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WBW310074](http://connells.co.uk/Property/WBW310074)**

This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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