



**Connells**

New Swan Lane  
West Bromwich



### Property Description

We are delighted to be marketing this traditional style two bedroom mid-terraced home located within easy access to transport links and amenities. The property is perfect for first time buyers or someone looking to upsize from a smaller property. In brief the property comprises of entrance hall, through Lounge, kitchen dining area. The first floor offers two bedrooms and a family bathroom benefiting from both a shower cubicle and a bath.

The property is within walking distance to Swan Lake Tram Stop giving easy access to both Birmingham City Centre and Wolverhampton City Centre. The high street and the New Square shopping centre are just a short walk/drive away too giving you an array of shops and amenities.

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### Entrance Hall

Double glazed door to the front, radiator, stairs to first floor and door to lounge/dining room.

### Lounge/Dining Room

12' 4" x 21' 6" ( 3.76m x 6.55m )

Open plan lounge/dining room, door to kitchen.

### Kitchen

6' 11" x 14' 8" ( 2.11m x 4.47m )

Fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, plumbing point, integrated electric oven and gas hob with cooker hood over, tiling to walls, double glazed window to the rear and door to the rear.

### First Floor Landing

Double glazed window to the rear, loft access and door to;

### Bedroom One

9' 6" x 13' 7" ( 2.90m x 4.14m )

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

## Bedroom Two

5' 10" x 11' 1" ( 1.78m x 3.38m )

Double glazed window to the front and radiator.

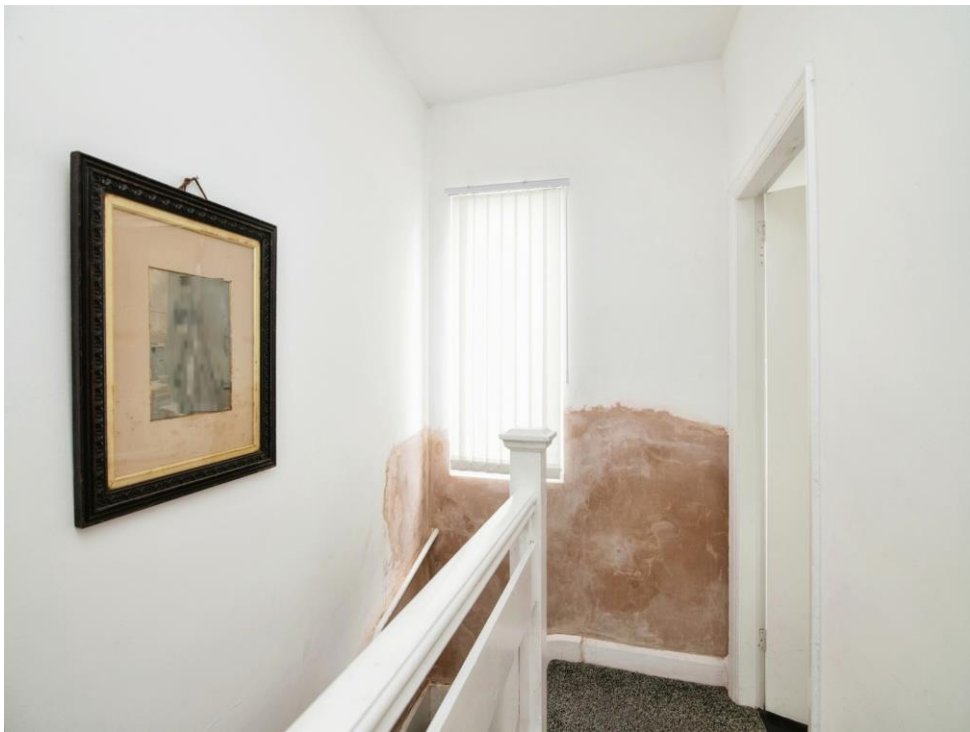
## Bathroom

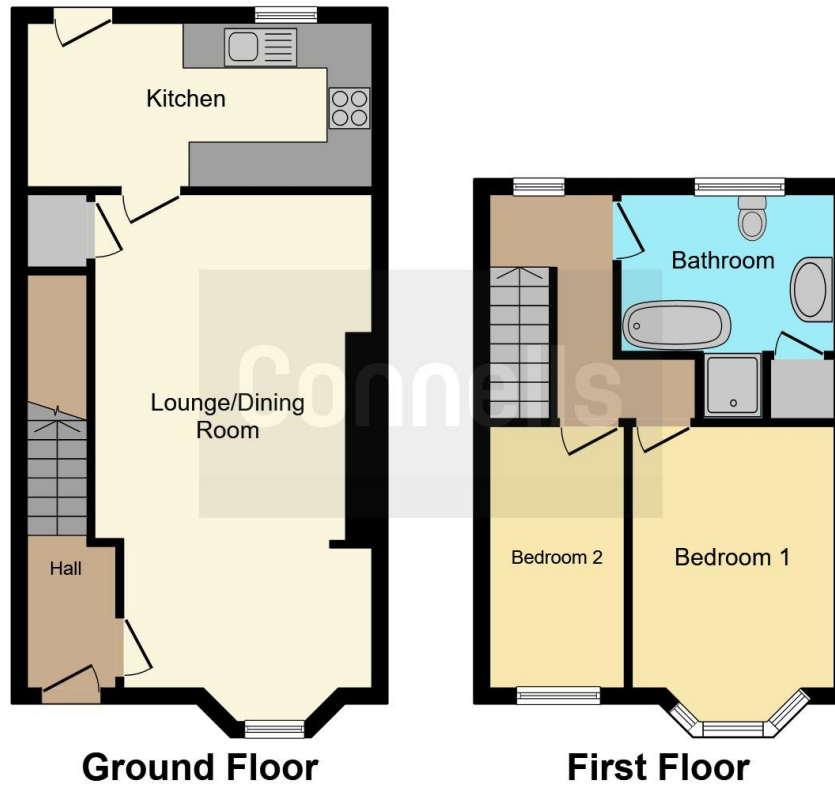
Double glazed window to the rear, fitted shower cubicle, WC, bath and wash hand basin.

## Rear Garden

Slabbed patio area and grass lawn.







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)

To view this property please contact Connells on

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**EPC Rating: Awaited**

Tenure: Freehold

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