



**Connells**

Sydney Close  
West Bromwich



### Property Description

This three bedroom family home offers the perfect opportunity for your family to upsize with a large kitchen diner and a second shower room downstairs. This is a perfect family home! The property briefly comprises of lounge, kitchen diner, downstairs shower room, utility room, three bedrooms and a family bathroom. Parking to the rear accessed via double gates.

The property is set on a quite private residential road with easy access to major bus links to both Wednesbury and West Bromwich town centres. With an array of shops and amenities on the Hill Top high Street.

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### Entrance Hall

Double glazed door to the side, double glazed window to the front, storage cupboard housing gas and electric meters, stairs to first floor, radiator and doors to study and living room.

### Study

8' 10" x 8' 7" ( 2.69m x 2.62m )

Double glazed window and radiator.

### Living Room

12' 6" x 13' 7" ( 3.81m x 4.14m )

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

### Kitchen/Dining Room

15' 6" x 10' 5" ( 4.72m x 3.17m )

Open plan kitchen/dining room comprising of a fitted kitchen with a range of wall and base units with work surfaces over, sink and drainer, gas point, radiator, patio door to conservatory and double glazed window to the rear.

## Conservatory

14' 5" x 7' 9" ( 4.39m x 2.36m )

Double glazed windows, double glazed doors to the side and radiator.

## Utility Room

5' x 8' 9" ( 1.52m x 2.67m )

Double glazed door to the side, wall and base units with work surfaces, sink, plumbing points and boiler.

## Shower Room

Double glazed window to the rear, tiled throughout, shower, WC, wash hand basin and radiator.

## First Floor Landing

Double glazed window to the side, loft access, radiator and doors to;

## Bedroom One

13' 5" x 9' 3" ( 4.09m x 2.82m )

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

## Bedroom Two

9' 1" x 9' 1" ( 2.77m x 2.77m )

Double glazed window to the rear, built in wardrobe and radiator.

## Bedroom Three

7' x 10' 8" ( 2.13m x 3.25m )

Double glazed window to the side, radiator and TV point.

## Bathroom

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

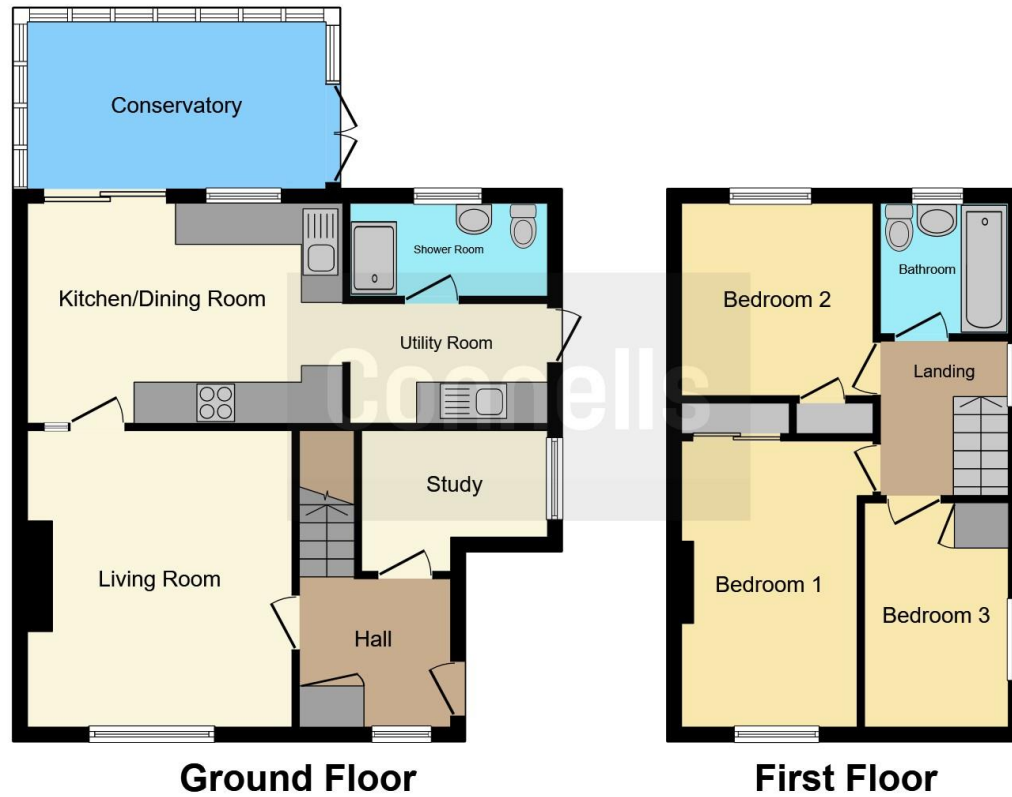
## Rear Garden

Low maintenance garden comprising of block paving and slabs, Garden shed and side gated access.









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: C**

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Tenure: Freehold



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