



**Connells**

Charlemont Avenue  
West Bromwich



## Property Description

Positioned just off Charlemont Road this executive style home is certainly one that stands out from the crowd. The five bedroom individual build is unique in it's layout and design in comparison to other properties within the area, which is what give this property it's character and charm, that along with some of it's original features. Having generous rooms sizes both downstairs and upstairs, there's no shadow of a doubt that this property can be the forever home for any type of family. The property offers easy to maintain rear garden perfect for plants and shrubs. The house offers easy access to Great Barr via the Newton Road as well as access to the M6 & M5 Motorways. Inside the house buyers can expect to see an interior equivalent to a Show home with the property briefly comprising of an entrance hall, through lounge, fitted kitchen diner, guest wc, five generously sized bedrooms, family bathroom, ensuite to two of those bedrooms, central heating and a great sized rear garden with the addition of a partially sunk garden room.

## Entrance Hall

Double glazed door and window to the front, stairs to first floor, under stairs storage, doors to WC and lounge.

## Wc

Wash hand basin and WC.

## Lounge

17' 8" x 12' 8" ( 5.38m x 3.86m )

Double glazed bay window to the front, central heated radiator and access to kitchen.

## Kitchen

23' 9" x 9' 9" ( 7.24m x 2.97m )

Fully fitted kitchen with a range of wall and base units with work surfaces over, splash back tiling, sink and drainer, integrated gas hob and electric oven, cooker hood, plumbing points, central heated radiator, double glazed window to the rear and patio doors to the rear garden.

## First Floor Landing

Stairs from entrance hall, doors to bedrooms one, three, four, five and bathroom and stairs to second floor.

## Bedroom One

10' 6" x 9' 10" ( 3.20m x 3.00m )

Double glazed window to the rear, central heated radiator and door to en suite.

## En Suite

Double glazed window to the side, fitted shower cubicle, wash hand basin, WC and central heated radiator.

## Bedroom Three

16' 5" max x 12' 10" max ( 5.00m max x 3.91m max )

Double glazed bay window to the rear and central heated radiator.

## Bedroom Four

14' 2" x 12' 9" ( 4.32m x 3.89m )

Double glazed window bay to the front and central heated radiator.

## Bedroom Five

11' 8" max x 7' 5" max ( 3.56m max x 2.26m max )

Double glazed window to the front and central heated radiator.

## Bathroom

Double glazed to the front, fitted panel bath, shower cubicle, wash hand basin, WC and central heated radiator.

## Bedroom Two

21' 1" x 12' 11" max ( 6.43m x 3.94m max )

Double glazed window to the side, two central heated radiators and door to en suite.

## En Suite

Fitted panel bath, WC and wash hand basin,

## Rear Garden

Tiered rear garden having lawn to the upper tier and steps down to a concrete patio area. Side gated access.

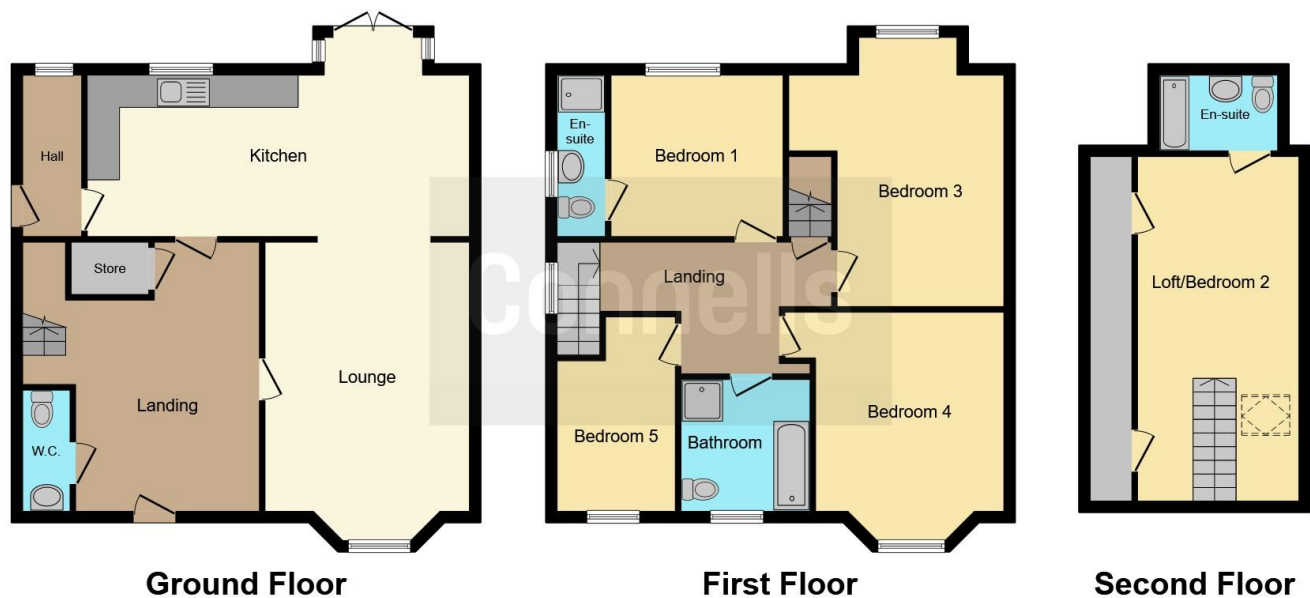
## Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.









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

**T 0121 525 1177**  
**E [westbromwich@connells.co.uk](mailto:westbromwich@connells.co.uk)**

3 Astle Park  
 WEST BROMWICH B70 8NS

**EPC Rating: E**

**view this property online [connells.co.uk/Property/WBW310067](http://connells.co.uk/Property/WBW310067)**

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WBW310067 - 0002