



Connells

Oak Road
West Bromwich



Property Description

Situated in a sought after residential location this larger than average two bedroom 1930's semi is not one to be missed. Making a great home for a small family or first time buyer the property offers heaps of space and being slightly elevated. The house briefly comprises of an entrance hallway, through lounge, conservatory, extended kitchen diner, downstairs W.C, first floor landing, two double bedrooms, family bathroom, central heating, block paved driveway, landscaped front garden, landscaped rear garden which is of low maintenance. There are several Primary Schools located within the immediate area as well as a local park and corner shop and walking distance to West Bromwich high street!

CALL US NOW TO BOOK YOUR VIEWINGS!

Entrance Porch

Double glazed door to the front and door to entrance hall.

Entrance Hall

Double glazed door to the front, central heated radiator, stairs to first floor and doors to lounge and kitchen.

Lounge

21' 4" into bay x 11' 1" into recess (6.50m into bay x 3.38m into recess)

Double glazed bay window to the front, central heated radiator, log burner, TV and

telephone points and doors to conservatory.

Conservatory

9' 9" x 9' 8" (2.97m x 2.95m)

Double glazed window to the rear and door to rear garden.

Kitchen

26' 5" x 11' 1" (8.05m x 3.38m)

Fitted kitchen with a range of wall and base units, work surfaces, splash back tiling, sink and drainer, electric range oven with cooker hood over, space and plumbing for washing machine and dishwasher, pantry housing gas and electric meters, door to rear garden and conservatory.

Wc

WC, wash hand basin and central heated radiator.

First Floor Landing

Stairs from entrance hall, window to the side, loft access and doors to:

Bedroom One

15' 2" x 11' max (4.62m x 3.35m max)

Double glazed bay window to the front, storage cupboard housing boiler, TV point and central heated radiator.

Bedroom Two

11' 3" x 9' 4" (3.43m x 2.84m)

Double glazed window to the rear, TV point, central heated radiator and fitted wardrobe.

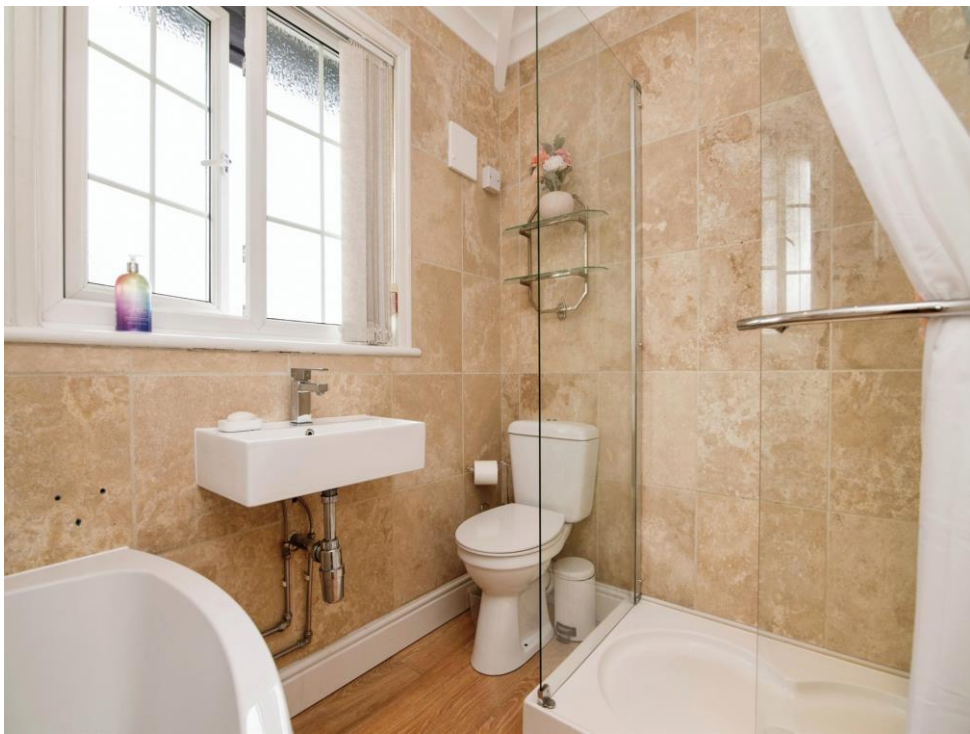
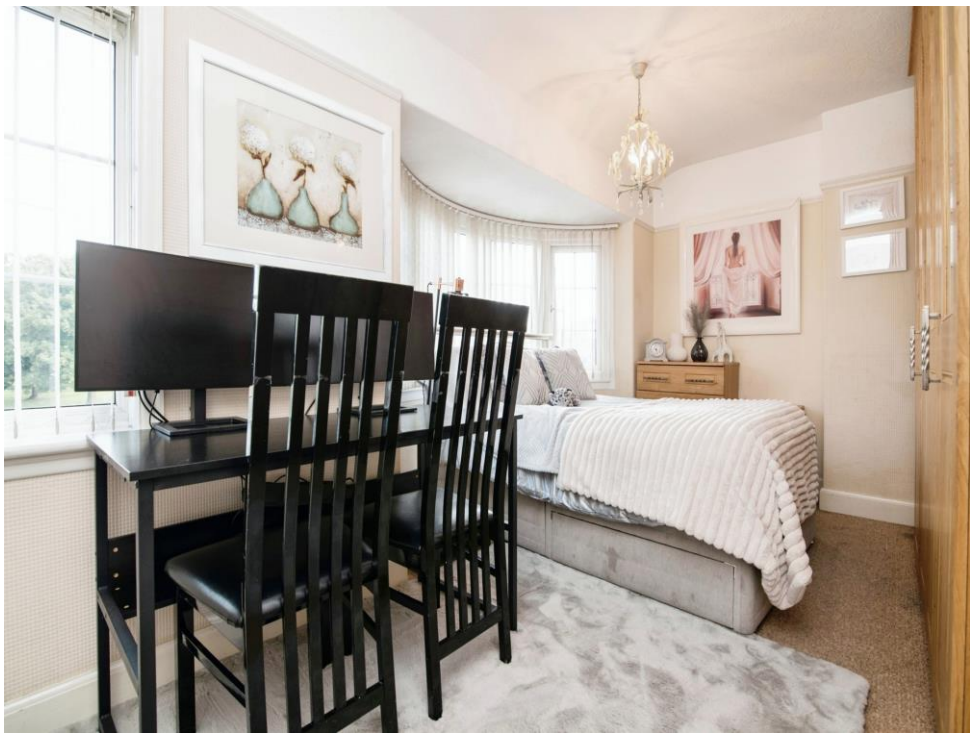
Bathroom

Fitted corner bath, fitted shower cubicle, tiled throughout, wash hand basin, WC, central heated radiator and double glazed window to the rear.

Rear Garden

Graveled with slabbed patio area, grass lawn and garden shed.









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

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EPC Rating: D

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Tenure: Freehold



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