



Connells

Claypit Lane  
West Bromwich



## Property Description

Located on the border of the Greets Green & Carters Green area of West Bromwich, this ideal home has accessibility to public transport. The property is located on a bus route and is just over half a mile away from the Metro Station taking you into Birmingham City Centre. The traditional three bedroom semi-detached briefly comprises of an entrance hallway, lounge/dining room, kitchen, three bedrooms, family bathroom, driveway and a rear garden.

## Entrance Porch

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

## Entrance Hall

Single glazed door and window to the front, stairs to first floor, understairs storage and central heated radiator.

## Lounge

25' max x 9' 11" ( 7.62m max x 3.02m )

Double glazed bay window to the front, TV and telephone points, two central heated radiators and double glazed door and window to the rear.

## Kitchen

12' 11" x 5' 7" ( 3.94m x 1.70m )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer, plumbing point, gas point, central heating boiler, cooker hood, central heated radiator and two double glazed windows to the rear.

## First Floor Landing

Double glazed window to the rear and doors to;

## Bedroom One

12' 6" x 9' 11" ( 3.81m x 3.02m )

Double glazed window to the front and central heated radiator.

## Bedroom Two

12' 11" x 9' 11" ( 3.94m x 3.02m )

Double glazed window to the rear and central heated radiator.

## Bedroom Three

6' 6" x 5' 7" ( 1.98m x 1.70m )

Double glazed window to the front and central heated radiator.

## Bathroom

Double glazed window to the rear, fitted bath with shower over, wash hand basin, WC and central heated radiator.

## Rear Garden

Slabs, grass lawn 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: D**

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Tenure: Freehold



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