



**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)

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: D**

**view this property online [connells.co.uk/Property/WBW309392](http://connells.co.uk/Property/WBW309392)**

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: WBW309392 - 0003