



**Connells**

Farhill Close  
West Bromwich



### Property Description

Although the property may require some light internal modernisation, the property has been very well kept and maintained over the years. Pennyhill Primary School is approximately one mile away, as well as a parade of local shops situated on Beaconview Road of which serve the residents of Charlemont Farm. The residential area is home to many other families alike who can commute to Birmingham City Centre via the train at Tamebridge Parkway. This idyllic home briefly comprises of an entrance hall, through lounge, kitchen/diner, first floor landing, family bathroom with separate wc, three good sized bedrooms and both front & rear gardens. Purchasers also have a central heating system.

### On Approach

Steps leading up to the front of the property and grass lawn to the side.

### Entrance Hall

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

### Lounge

15' 8" x 11' 5" ( 4.78m x 3.48m )

Double glazed bay window to the front, TV & telephone points, radiator and gas fire.

### Kitchen

15' 9" x 11' 6" ( 4.80m x 3.51m )

Fitted kitchen comprising of a range of wall and base units, work surfaces, stainless steel sink, gas and plumbing points, telephone point, electric fire, radiator and double glazed patio door to the rear.

### First Floor Landing

Stairs from entrance hall and doors to;

## Bedroom One

11' 9" x 10' 3" ( 3.58m x 3.12m )

Double glazed window to the front and radiator.

## Bedroom Two

13' 3" x 9' 7" ( 4.04m x 2.92m )

Double glazed window to the rear and TV point.

## Bedroom Three

8' 10" x 7' 5" ( 2.69m x 2.26m )

Double glazed window to the rear and radiator.

## Wc

wc

## Shower Room

Fitted shower cubicle, wash hand basin with vanity unit under, tiled throughout, radiator and double glazed window to the rear.

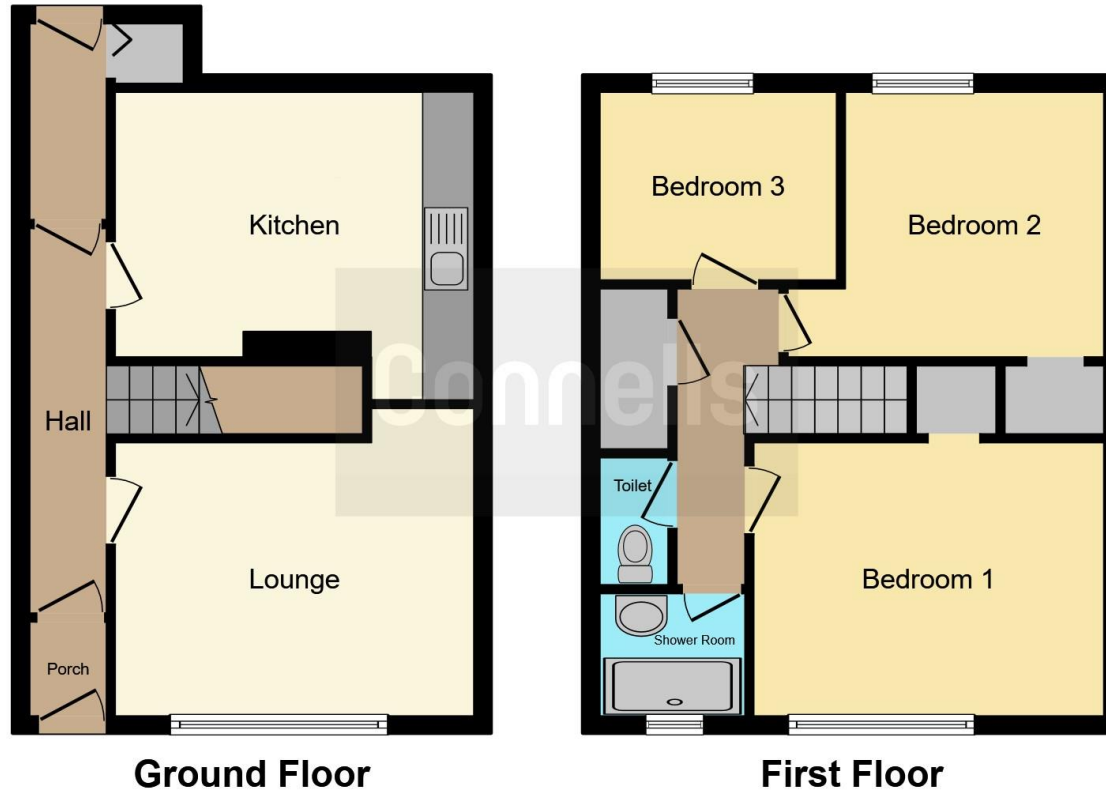
## Rear Garden

Slabs, grass lawn, artificial grass and a variety of plant life. Garden shed and access to garage at the rear of the garden.









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: C**

**view this property online [connells.co.uk/Property/WBW310252](http://connells.co.uk/Property/WBW310252)**

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: WBW310252 - 0005