



**Connells**

Warstone Drive  
WEST BROMWICH



## Property Description

This beautifully present family home is located on one of the most sought after residential roads within West Bromwich. Warstone Drive is accessible via Dagger Lane and is just a stones throw away from the entrance of Sandwell Valley. This means you have the best of both worlds from open green spaces on your doorstep, to major bus, train and tram links all within walking distance. The popular and vibrant New Square shopping centre provides all of your shopping needs along with family run businesses on the High Street. Sandwell & General hospital along with Eaton Valley Primary School are both within walking distance so look no further!

As you enter the property you are welcomed by a spacious and light entrance hall with access to the lounge a downstairs bedroom, an office space and a W.C. You have access to the lounge to the left with an archway leading to the kitchen diner. The kitchen offers a range of wall and base units, solid granite work tops, some integrated appliances and ample kitchen units for storage. The property benefits from having a second kitchen/utility area big enough for larger families. The orangery to the rear offers a light and airy living space with patio floors to the landscaped garden as well as a stunning sky light. The ground floor gives two bedrooms one of which has fully fitted wardrobes and access to an ensuite. To the first floor you have a further three double bedrooms, ensuite to master, office space and a curved feature wall!

## Entrance Porch

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

## Entrance Hall

Door from entrance porch, stairs to first floor, central heated radiator and doors to kitchen, WC, reception room three and bedroom two.

## Wc

Wash hand basin and WC.

## Kitchen

13' 8" x 10' 1" ( 4.17m x 3.07m )

Fitted kitchen comprising of a range of wall and base units with work surfaces over, splash back tiling, sink and drainer, integrated gas hob and double oven, cooker hood, plumbing point, space for fridge, window to the rear and archway to dining room.

## Dining Room

16' 6" x 13' 8" ( 5.03m x 4.17m )

Patio and double glazed window to the orangery, two central heated radiators and archway to lounge.

## Lounge

24' 8" x 12' 9" ( 7.52m x 3.89m )

Double glazed window to the front, TV and telephone points and central heated radiator.

## Orangery

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

Patio doors to the rear garden.

### Utility Room

Wall and base units with work surfaces over, floor to ceiling units, washer, dryer and boiler.

### Reception Room 3

13' 8" x 10' 8" ( 4.17m x 3.25m )

Double glazed windows to the side and front and central heated radiator.

### Bedroom Two

Double glazed windows to the rear, TV point and fitted wardrobe.

### En Suite

Double glazed window to the side, walk in shower, WC, wash hand basin and heated towel rail.

### First Floor

### Landing

Stairs from entrance hal, loft access and doors to bedrooms one, three, four and WC.

### Bedroom One

21' 5" x 13' 6" ( 6.53m x 4.11m )

Two double glazed windows to the front, central heated radiator, fitted drawers and access to dressing room.

### Dressing Room

Dresser, circular double glazed window to the front and door to ensuite.

### En Suite

Cornerbath with shower, wash hand basin, WC and heated towel rail.

### Bedroom Four

13' x 8' 1" ( 3.96m x 2.46m )

Double glazed window to the rear and central heated radiator.

### Bedroom Three

22' 2" x 17' 2" ( 6.76m x 5.23m )

Two double glazed windows to the rear and two central heated radiators.

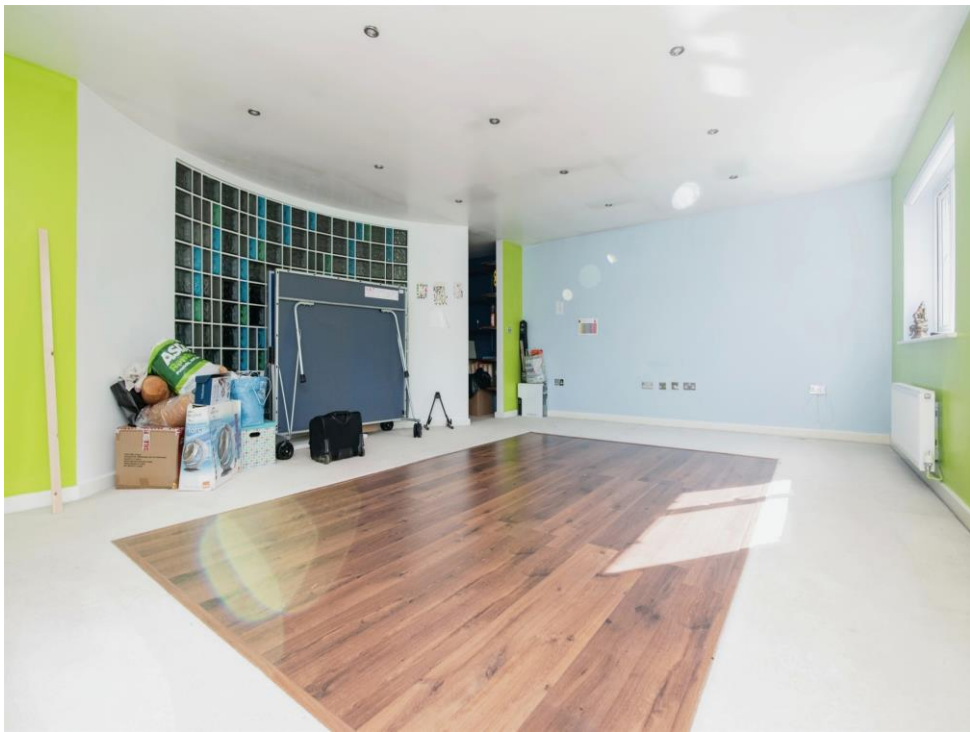
### Wc

Double glazed window to the side, wash hand basin and WC.

### Rear Garden

Slabbed patio area to the front with steps up to a lawn area edged with wooden sleepers.









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: C**

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Tenure: Freehold



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