



Connells

Gill Street
West Bromwich



Property Description

This exceptional home couldn't be better located for access to public transport and local amenities. The two storey house is within close proximity to The Lyng Medical Centre & West Bromwich Central Metro Station, of which provides commuters access into Birmingham City Centre in approximately 20mins. New Square Shopping Complex Sandwell College as well as the newly build West Bromwich Academy are also nearby, and so this house really is the ideal family home. The traditional build home, briefly comprises of an entrance hall, lounge with access to the second reception room. Downstairs bathroom and an extended kitchen to the ground floor. To the side you have a secure storage space with access to the front and to the rear of the property. To the first floor you have three generously sized bedrooms and off road parking to the front.

Approach

The property is approached via drop curb giving access to off road parking with access to the front entrance hall, side secure access and storage.

Hallway

With a double glazed door to the front, stairs to landing and door to lounge.

Lounge

14' 9" max x 13' 6" max (4.50m max x 4.11m max)

Double glazed bay window to the front, radiator, gas fire place, tv and tel points, door to dining area.

Dining Area

8' 9" x 7' 8" (2.67m x 2.34m)

With doorways to the downstairs bathroom, kitchen and side secure passage.

Kitchen

12' 3" x 11' 5" (3.73m x 3.48m)

A fitted kitchen suite to comprise of wall and base units, with gas cooker point, plumbing point, double glazed window to the rear and door to the rear garden.

Downstairs Bathroom

With a bath, shower fitting, low level W.C, wash hand basin, gas central heated radiator and a tiled finish.

Landing

With stairs leading from the front entrance hall, doors leading to all three bedrooms.

Bedroom One

13' 9" x 9' 2" (4.19m x 2.79m)

With a double glazed window to the front and a gas central heated radiator.

Bedroom Two

11' 1" x 8' (3.38m x 2.44m)

With a double glazed window to the rear and

a gas central heated radiator.

Bedroom Three

8' 5" x 8' 1" (2.57m x 2.46m)

double glazed window to the rear and a gas central heated radiator.

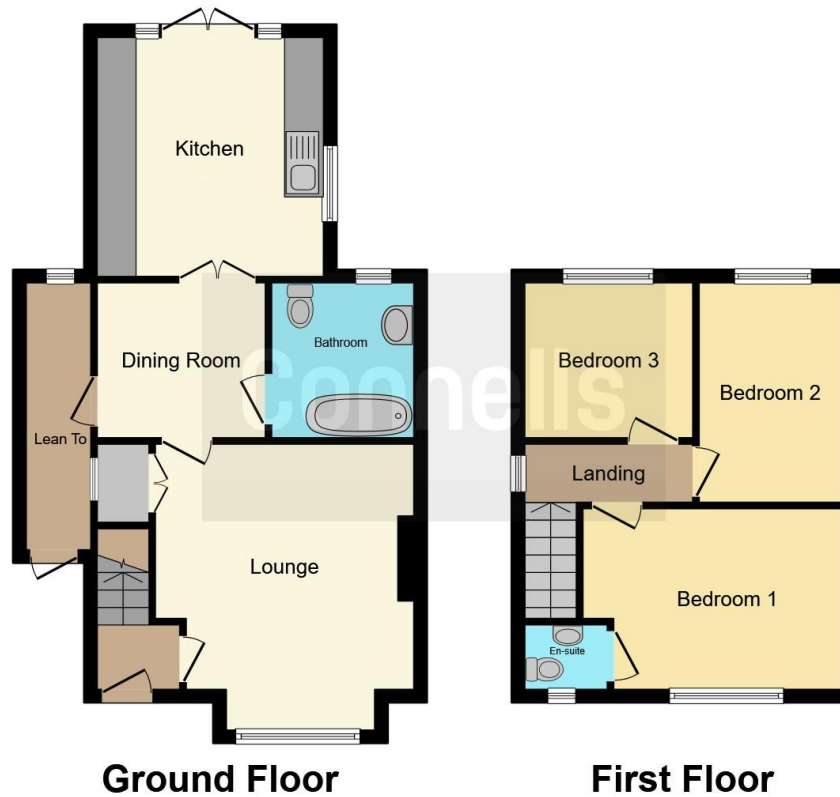
Rear Garden

With a patio area, side access, lawn area, mix of brick and timber building to the rear for storage.









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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