



Connells

Charlemont Avenue
West Bromwich



Property Description

This executive style home is certainly one that stands out from the crowd. The three bedroom individual build is unique in its layout and design in comparison to other properties within the area, which is what give this property its character and charm, that along with some of its older features. Having generous room sizes both downstairs and upstairs, there's no shadow of a doubt that this property can be the forever home for any type of family. The property offers a fantastic landscaped rear garden with a large terrace, a garden room with a kitchenette and log burner perfect for hosting, and a range of fruit trees amongst other plant life. The house offers easy access to Great Barr via the Newton Road as well as access to the M6 & M5 Motorways. Inside the house buyers can expect to see an interior equivalent to a Show home with the property briefly comprising of an entrance porch, entrance hall, two reception rooms, fitted kitchen diner, utility room and a guest wc. To the first floor you have a gallery style landing, three larger than average bedrooms, family bathroom, central heating, double garage with up and over door perfect to extend STP, exceptional rear garden and off road parking that would meet any families requires.

Do not miss your opportunity to view this stunning family home.

CALL NOW TO VIEW!

Frontage

Printed concrete driveway providing ample parking and access to the double garage.

Entrance Porch

Double glazed door and windows to the front, door to entrance hall.

Entrance Hall

Door from entrance porch, stairs to first floor, two understairs storage cupboards, central heated radiator, telephone point and doors to dining room, lounge and kitchen.

Dining Room

16' 2" x 11' 9" (4.93m x 3.58m)

Double glazed bay window to the front and central heated radiator.

Lounge

13' 5" x 12' max (4.09m x 3.66m max)

Double glazed window to the rear, wall mounted electric fire, central heated radiator and TV point.

Kitchen

18' 1" max x 9' 7" (5.51m max x 2.92m)

L-shape fitted kitchen briefly comprising of a range of wall and base units with work surfaces over, sink and drainer, integrated dishwasher, integrated microwave, gas point, cooker hood, breakfast bar, two double glazed windows to the rear and door to utility room.

Utility Room

11' 7" x 9' 8" (3.53m x 2.95m)

Wall and base units, sink, plumbing point under floor heating and doors to WC, kitchen, garage and rear garden.

Wc

WC

Garage One

17' 9" x 8' (5.41m x 2.44m)

Up & over door.

Garage Two

13' 9" x 8' 6" (4.19m x 2.59m)

Up & over door.

First Floor Landing

Stairs rising from entrance hall, double glazed window to the side, loft access and door to;

Bedroom One

15' 9" into bay x 11' 7" max (4.80m into bay x 3.53m max)

Double glazed bay window to the front, fitted wardrobe, TV and telephone point.

Bedroom Two

13' 4" x 12' (4.06m x 3.66m)

Double glazed window to the rear and central heated radiator.

Bedroom Three

11' x 9' 9" (3.35m x 2.97m)

Double glazed window to the rear, central heated radiator and telephone point.

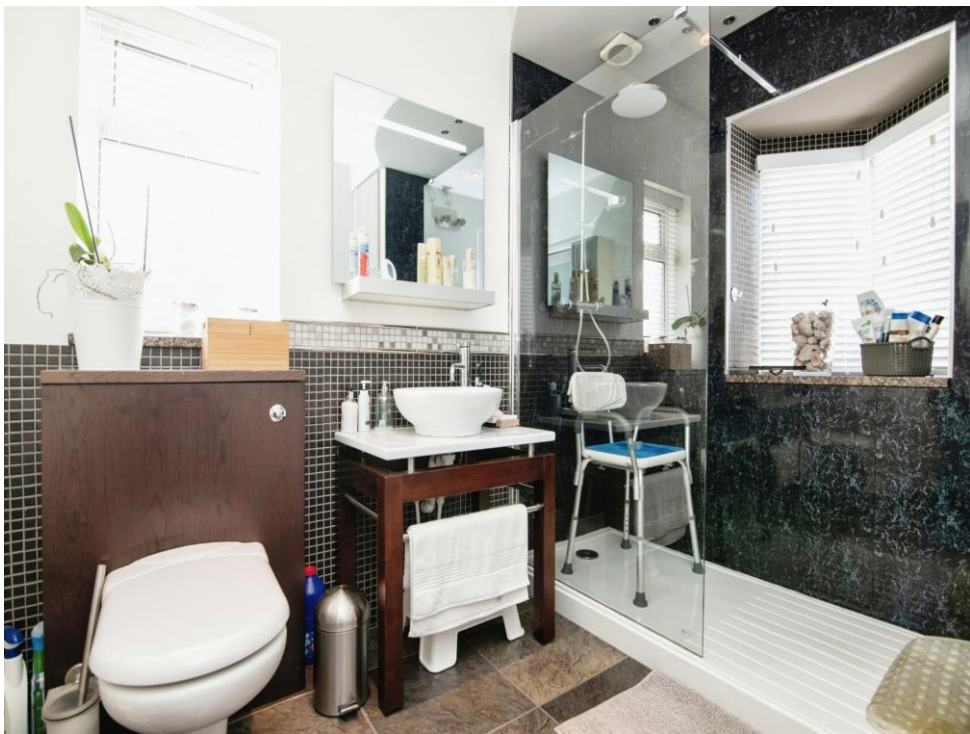
Bathroom

Double glazed windows to the front and side, fitted walk in shower, wash hand basin, WC, water tank, part tiled.

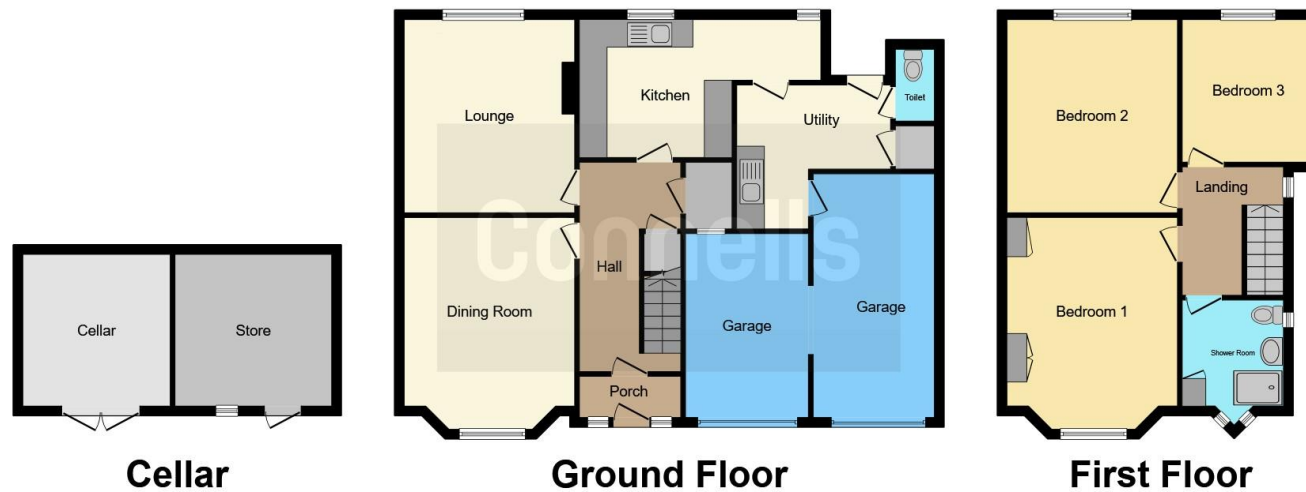
Rear Garden

Landscaped tiered split level rear garden, To the top tier is a grass lawn, gravel and slabs with a variety of plant life. Steps down to the middle tier, housing garden room. Perfect for hosting, the garden room has a kitchenette and log burner with a decked patio area. Further steps down to the lower tier of which has a grass lawn edged with a variety of plant life.









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

Tenure: Freehold

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