



Connells

2 Rear Of Coles Lane
West Bromwich



Property Description

Connells are delighted to be marketing this impressive four double bedroom semi detached dorma-bungalow accessed via a private road from coles lane. The property has had multiple extensions which now boasts a very impressive 279 square meters (3003.13 Square feet) approx. This bungalow is certainly not one to be missed offering outstanding living space throughout and conveniently positioned near to commuting links, schools, shops and other amenities.

In brief the property compromise of: Entrance porch, entrance hallway, kitchen, dining room, lounge, two double bedrooms wet room and bathroom. The first floor offers two further double bedrooms en-suite and dressing room.

Entrance Porch

Double glazed window and door to the front, tiled flooring and door to entrance hall.

Entrance Hall

Double glazed door to the front, stairs to first floor, radiator and vinyl flooring.

Wet Room

Double glazed window to the side, shower cubicle, wash hand basin, low level WC, radiator, and tiled flooring.

Lounge

34' 7" x 15' 2" (10.54m x 4.62m)

Double glazed window to the front, double glazed patio doors to the rear, three radiators, TV point, spotlights, open fireplace and carpet flooring.

Dining Room

11' 7" x 14' 6" (3.53m x 4.42m)

Double doors to kitchen, radiator and carpet flooring.

Kitchen

15' 4" x 11' 9" (4.67m x 3.58m)

Fully fitted kitchen with a range of wall and base units with work surfaces over, sink and drainer, splashback tiling, electric oven and gas hob with cooker hood over, space and plumbing for washing machine, space for fridge freezer, tiled flooring, radiator, double glazed window to the rear and door to garden.

Bathroom

Fitted bath, low level WC, wash hand basin, extractor fan, part tiled and vinyl flooring.

Bedroom One

Double glazed window to the front, radiator, TV point and carpet flooring.

Bedroom Two

12' 2" x 15' 3" (3.71m x 4.65m)

Double glazed patio door to the rear, radiator and carpet flooring,

Bedroom Three

11' 9" x 24' 3" (3.58m x 7.39m)

Double glazed window to the front and rear, radiator, TV point and carpet flooring.

Bedroom Four

15' 5" x 24' 5" (4.70m x 7.44m)

Double glazed window to the rear, skylight, radiator, TV point and carpet flooring.

Dressing Room

Window to the front and side, radiator and carpet flooring.

En Suite

Double glazed window to the side, bath with shower over, part tiled, wash hand basin, low level WC, shaver point, extractor fan, radiator and vinyl flooring.

Garage

16' 9" x 10' 9" (5.11m x 3.28m)

Electric up & over doors, power, lighting and plumbing facilities.









Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 0121 525 1177
E westbromwich@connells.co.uk

3 Astle Park
 WEST BROMWICH B70 8NS

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310366



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WBW310366 - 0002