



**Connells**

Sams Lane  
West Bromwich



Sams Lane  
West Bromwich B70 7EG

for sale offers in excess of  
**£190,000**



### Property Description

**\*\*REFURBISHED STARTER HOME OR BTL INVESTMENT\*\*** This property offers generously sized rooms with high ceilings and has been refurbished throughout! With TWO RECEPTION ROOMS and TWO DOUBLE BEDROOMS, situated on a MAJOR BUS ROUTE as well as being walking distance to the town centre. CALL TO VIEW!

### Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

### Lounge

13' 2" x 11' ( 4.01m x 3.35m )

Double glazed door and window to the front, central heated radiator, fuse board and door to hall.

### Dining Room

13' 11" x 11' 11" ( 4.24m x 3.63m )

Double glazed window to the rear, central heated radiator, door to stair case and door to hall.

### Hall

Door to bathroom and door and windows to the side.

### Kitchen

13' 2" x 6' 10" ( 4.01m x 2.08m )

Fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, splash back tiling, cooker hood, two double glazed windows to the side and door to bathroom.

## Bathroom

Double glazed window to the side, fitted panel bath, wash hand basin, WC and tiling.

## First Floor Landing

Stairs rising from the dining room and doors to;

## Bedroom One

13' 9" x 12' 1" ( 4.19m x 3.68m )

Double glazed window to the rear, central heated radiator and storage cupboard.

## Bedroom Two

13' 1" x 11' ( 3.99m x 3.35m )

Double glazed window to the front and central heated radiator.

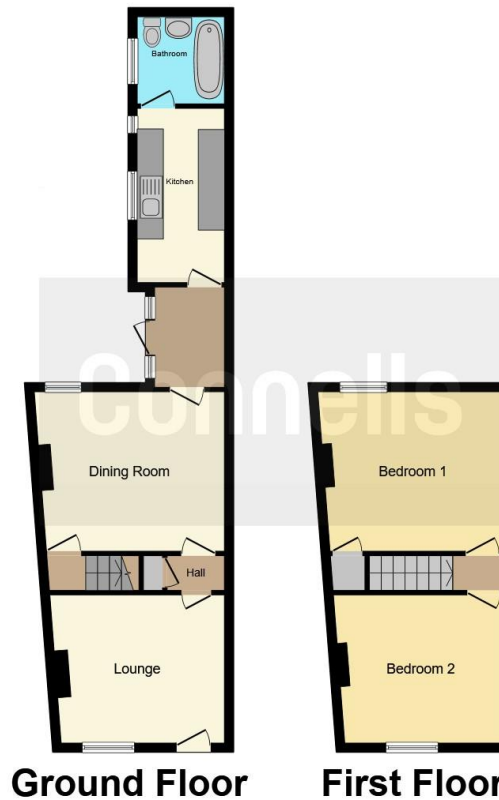












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

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 WEST BROMWICH B70 8NS

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBW310232](http://connells.co.uk/Property/WBW310232)**



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.

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