



**Connells**

Charlemont Avenue  
West Bromwich



## Property Description

This traditional semi-detached offers the perfect opportunity for your next family home. Set in a sought after location on this one will not be available for long. The property benefits from being within walking distance to major bus links and easy access to the Newton Road to Great Barr. The new square shopping centre offers an array of shops and amenities along with being close to the Sandwell & General Hospital as well as being within the catchment for Pennyhill Primary School.

The property briefly comprises of driveway for off road parking, garage with the potential to extend up STP, lounge to the front, second reception the rear, separate kitchen with access to the well maintained rear garden. The first floors offers generously sized bedrooms with a family bathroom.

CALL NOW TO ARRANGE YOUR VIEWINGS!

## Agents Note

Irregular Shaped Room x ( x )

There is an existing Right of Way at the property, please enquire with the branch for further details.

## Agents Note

There is a easement on the title, please enquire with the branch.

## On Approach

Slabbed driveway and grass lawn.

## Entrance Hall

Double glazed door to the front, stairs to the first floor, understairs storage cupboard, telephone point, door to the kitchen, dining room and lounge.

## Lounge

14' 6" x 12' ( 4.42m x 3.66m )

Double glazed window to the front, TV and telephone points, gas fire and radiator.

## Dining Room

12' 10" x 10' 7" ( 3.91m x 3.23m )

Double glazed door and window to the rear, gas fire and radiator.

## Kitchen

9' 2" x 6' 10" ( 2.79m x 2.08m )

Fitted base unit with inset stainless steel sink, plumbing and gas points, radiator and double glazed window to the rear.

## First Floor Landing

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

## Bedroom One

14' 7" x 12' ( 4.45m x 3.66m )

Double glazed window to the front and radiator.

## Bedroom Two

12' 10" x 10' 7" ( 3.91m x 3.23m )

Double glazed window to the rear and radiator.

## Bedroom Three

9' 3" x 6' 10" ( 2.82m x 2.08m )

Double glazed window to the rear.

## Bathroom

Double glazed window to the front, fitted panel bath with shower over, wash hand basin, WC, radiator, part tiled and storage cupboard housing boiler.

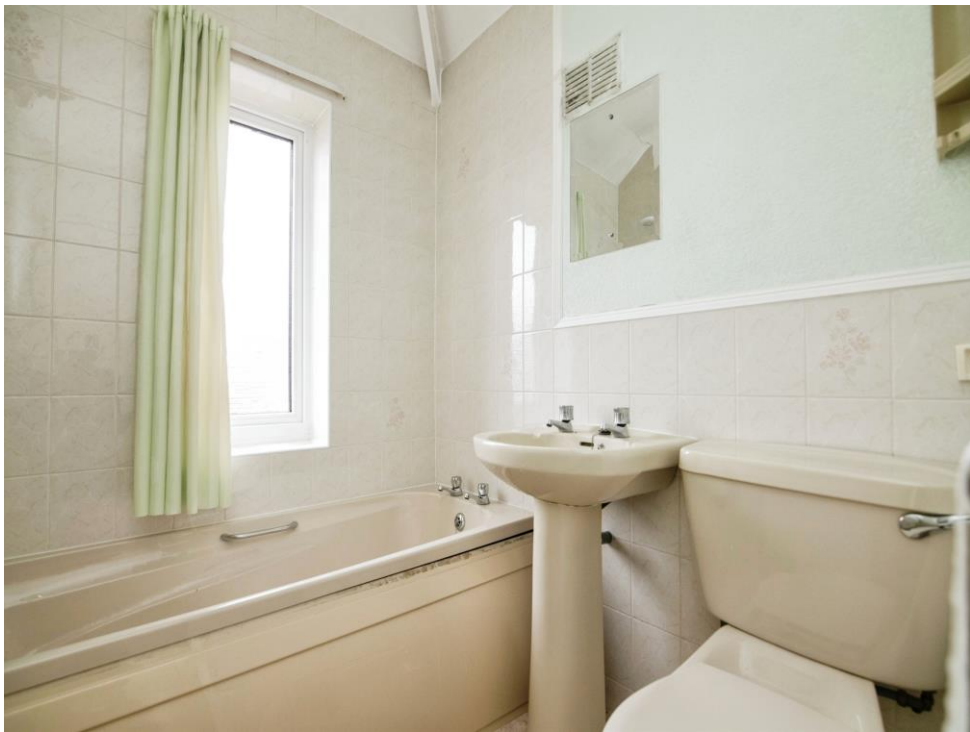
## Rear Garden

Tiered rear garden having grassed and slabbed areas.

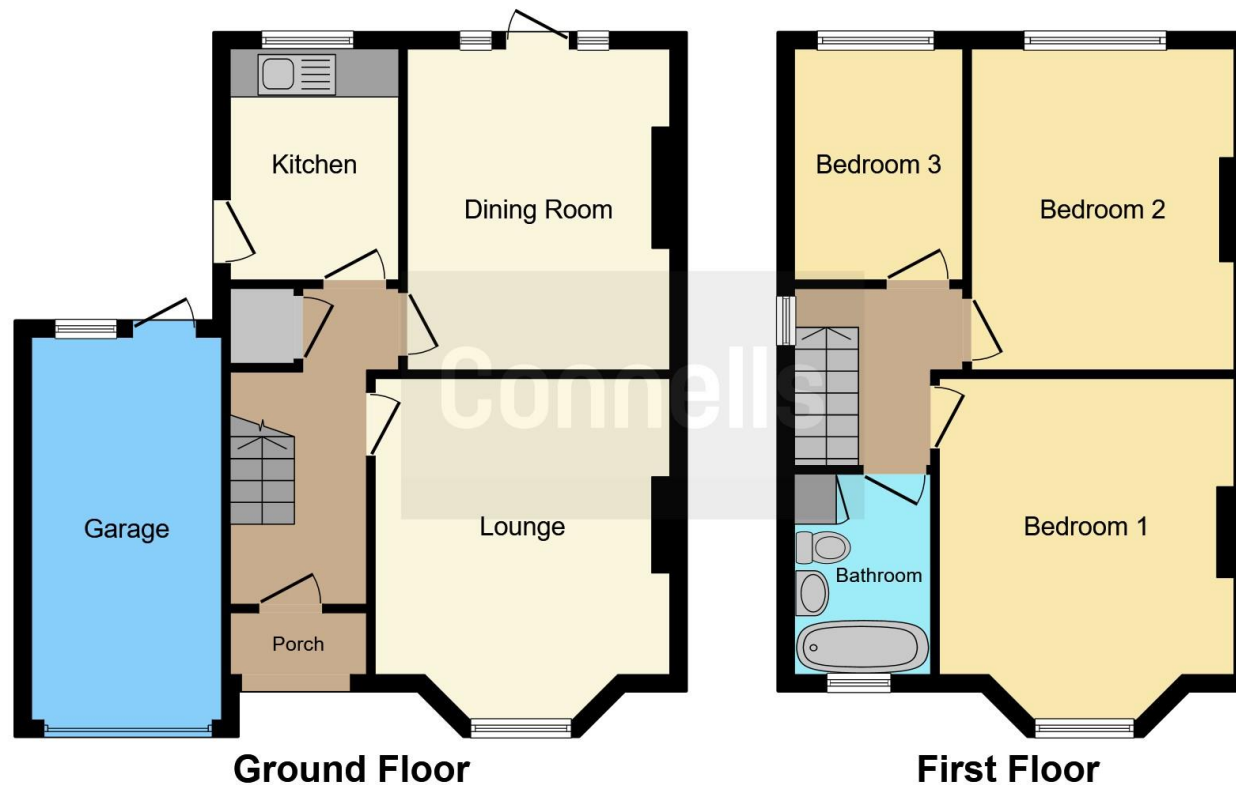
## Garage

Doors to the front and door to the rear.









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: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBW310144](http://connells.co.uk/Property/WBW310144)**



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