



**Connells**

St. Christopher Close  
West Bromwich



# St. Christopher Close West Bromwich B70 6TZ

for sale offers over  
**£290,000**



## Property Description

This beautifully linked detached bungalow offers the perfect opportunity for either the downsize you have been looking or your first step onto the property ladder. The property itself is situated within a quite cul-de-sac offering the perfect location for the safety of children and a quiet family home. The property is a link detached by the garage to the side, with a large kitchen diner to the rear. This has patio doors opening up to the well maintained rear garden with a slabbed patio area and lawns beyond. The lounge is located to the rear of the property with an extended dining area. As you walk in you have two double bedrooms and a modern fitted bathroom suite.

The Sandwell Valley estate is sought after with being walking distance to the park itself as well as all of the amenities in the West Bromwich town centre such as the high street and the new square business park.

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## Entrance Hall

Door to the front, doors to shower room, living room and bedrooms

## Living Room

16' 1" max x 10' 9" max ( 4.90m max x 3.28m max )

Access to the conservatory, door to entrance hall, door to kitchen and central heated radiator.

## Conservatory

13' 3" max x 8' 7" max ( 4.04m max x 2.62m max )

Double glazed window and doors to rear and central heated radiator.

## Kitchen

Modern re fitted kitchen comprising of a range of wall and base units, work surfaces, sink and drainer, wall mounted boiler, sky light to ceiling, central heated radiator, double glazed window to rear and door to garage

## Bedroom One

11' 10" max x 9' 10" max ( 3.61m max x 3.00m max )

Double glazed bowed window to front and central heated radiator.

## Bedroom Two

10' 5" max x 9' 6" into wardrobe ( 3.17m max x 2.90m into wardrobe )

Double glazed window to front and central heated radiator.

## Shower Room

Fitted shower cubicle, tiled throughout, wash hand basin and WC vanity unit and heated towel rail.

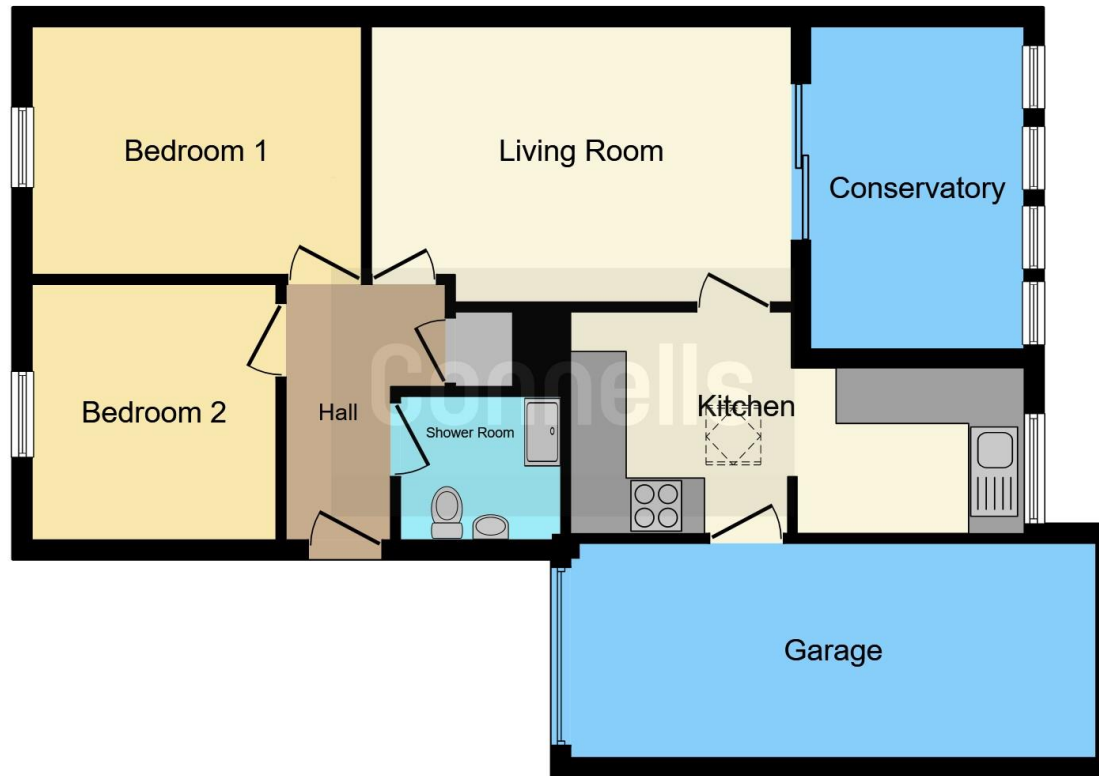












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

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Property Ref: WBW310517 - 0003