



**Connells**

Liberty Lane  
West Bromwich



# Liberty Lane West Bromwich B70 0FL

for sale offers over  
**£220,000**



## Property Description

This nearly new semi-detached family home has recently been built and benefits from being within its 10 year warranty. The property itself is nestled in between the M5 and M6 giving great commute links for wherever you are based for work. You have West Bromwich New Square within a 5 minute drive with an array of shops and amenities, as well as Birmingham City Centre around a 20 minute drive away. You have both secondary and primary schools within walking distance too!

The property is finished to a high standard throughout with a high spec finished kitchen diner, downstairs toilet, large living space to the front, two double bedrooms with a family bathroom and additional storage on the landing and access to the loft space.

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## On Approach

Block paved driveway providing ample parking for multiple cars. Side gated access to the rear garden.

## Entrance Hall

Double glazed door to the front, stairs to the first floor landing and door to the lounge.

## Lounge

13' 3" x 9' 5" ( 4.04m x 2.87m )

Double glazed window to the front, TV point, central heated radiator, storage cupboard and door to inner hall.

## Inner Hall

Storage cupboard and doors to WC and kitchen/diner.

## Wc

Double glazed window to the side, low level WC, wash hand basin and central heated radiator.



## Kitchen/Diner

12' 7" x 8' 6" ( 3.84m x 2.59m )

Fully fitted kitchen compromising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, integrated oven and hob with cooker hood over, plumbing point for automatic washing machine, integrated dishwasher, space for fridge freezer, central heated radiator, double glazed window to the rear and french doors to the rear garden.

## First Floor Landing

Stairs from entrance hall, storage cupboard and doors to;

## Bedroom One

12' 9" x 10' 9" ( 3.89m x 3.28m )

Two double glazed window to the front, storage cupboard and central heated radiator.

## Bedroom Two

12' 7" max x 8' 11" ( 3.84m max x 2.72m )

Double glazed window to the rear and central heated radiator.

## Bathroom

Fitted panel bath with shower over, part tiled, low level WC, wash hand basin, extractor fan and double glazed window to the side.

## Rear Garden

Slabbed patio area to the front and grass lawn to the rear. Side gated access.











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: B Council Tax  
 Band: B

Tenure: Freehold

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