



**Connells**

Beaconsfield Street  
WEST BROMWICH



# Beaconsfield Street WEST BROMWICH B71 1PU

for sale offers in the region of  
**£270,000**



## Property Description

Located at the heart of a residential area estate known as The Tantany is this double fronted semi-detached house is situated within a quiet residential location and being within walking distance to the High Street with an array of shops and amenities. You have the benefit of being walking distance to Sandwell & General and major bus links on All Saints Way. The property benefits from being with the catchment for All Saints & George Salter.

This spacious family home offers great living accommodation having two reception rooms, kitchen diner, three generously sized bedrooms, family bathroom, low maintained rear garden and large out building with power and lights!

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## Entrance Hall

Double glazed door to the front, stairs to the first floor, fuse board, central heated radiator and doors to dining room, lounge and access to the kitchen.

## Dining Room

13' 11" x 8' 11" ( 4.24m x 2.72m )

Double glazed window to the rear and central heated radiator.

## Kitchen

14' x 8' 7" ( 4.27m x 2.62m )

Fitted kitchen comprising of a range of wall

and base units with work surfaces over, splash back tiling, stainless steel sink and drainer, space and plumbing for washing machine, gas point and space for cooker, cooker hood, central heated radiator, double glazed window to the side and door to the side.

## Lounge

13' 5" x 11' 10" ( 4.09m x 3.61m )

Double glazed window to the rear, central heated radiator, TV point and door to the garden.

## First Floor Landing

Stairs from entrance hall and doors to bedrooms, WC and bathroom.

## Bedroom One

13' 5" x 11' 9" ( 4.09m x 3.58m )

Double glazed windows to the side and rear and central heated radiator.

## Bedroom Two

13' 10" x 8' 10" ( 4.22m x 2.69m )

Double glazed windows to the front and rear and central heated radiator.

## Bedroom Three

8' 10" x 8' ( 2.69m x 2.44m )

Double glazed windows to the front and side and a gas central heated radiator.

## Wc

Low level WC, tiling to walls, central heated radiator and double glazed window to the rear.

## Bathroom

Double glazed window to the side, fitted panel bath with shower over. wash hand basin vanity unit, tiling to walls and heated towel rail.

## Rear Garden

Decked and grassed areas with garden room to the rear.

## Garden Room/Outbuilding

12' 4" x 18' 4" ( 3.76m x 5.59m )

Door to the front, lighting, power and french doors opening onto decking.

## Agents Note

There is a restriction on the title, of which the branch have further information. Please enquire with the branch



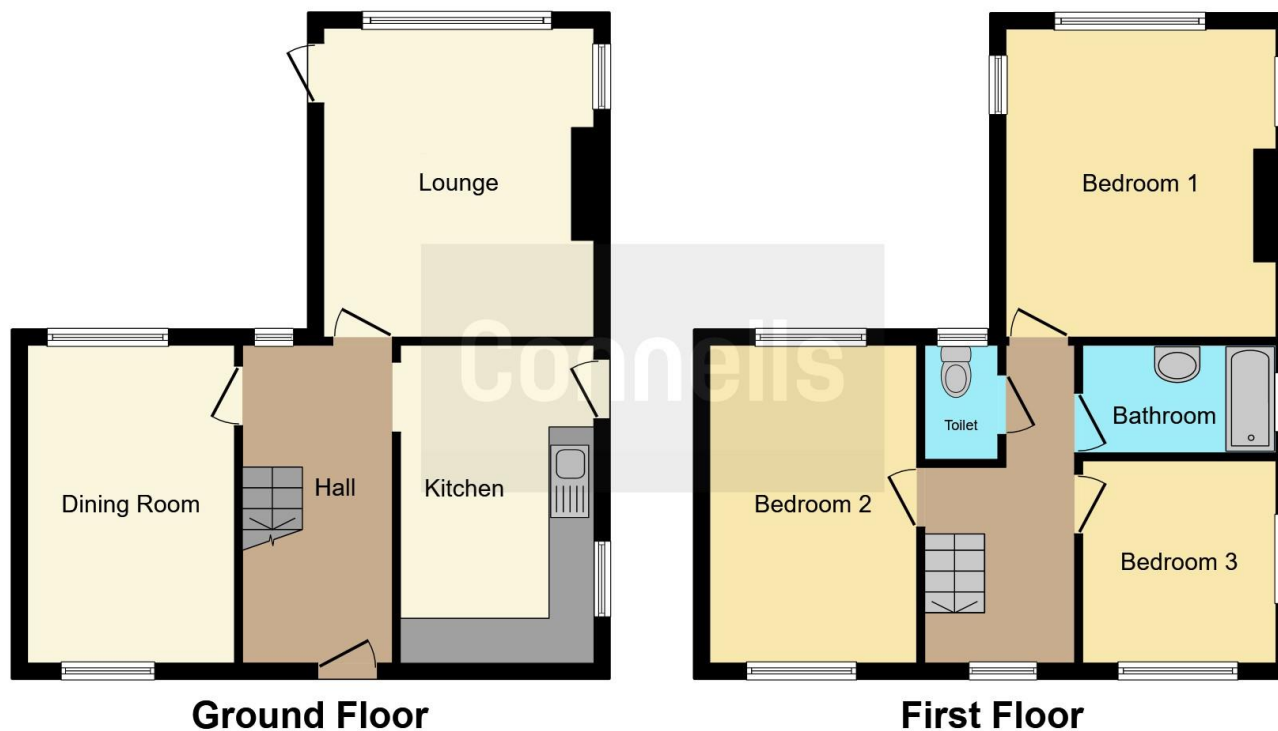












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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