



**Connells**

Liberty Lane  
West Bromwich





## Property Description

This nearly new 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, utility room, downstairs toilet, large living space to the front, three double bedrooms with an en suite to master and a family bathroom and additional storage on the landing and access to the loft space.

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## Entrance Hall

Double glazed door to the front, stairs to the first floor, fuse board and doors to the kitchen/diner and the lounge.

## Kitchen/Diner

18' 6" x 12' ( 5.64m x 3.66m )

Fully fitted kitchen comprising of a range of wall and base units work surfaces, inset stainless steel sink and drainer, integrated dishwasher, space for fridge freezer, integrated electric oven and hob, double glazed windows to the front and side, door to guest WC and utility room.

## Guest Wc

Low level WC and wash hand basin.

## Utility Room

6' 1" x 5' 2" ( 1.85m x 1.57m )

Plumbing and space for washing machine, wall mounted boiler and double glazed door to the rear.

## First Floor Landing

Stairs from entrance hall, double glazed window to the rear, storage cupboard and doors to bedrooms and family bathroom.

## Bedroom One

18' 6" x 10' 4" ( 5.64m x 3.15m )

Double glazed window to the front and side and door to the ensuite.

## En Suite

Fitted shower, wash hand basin, WC and central heated radiator.

## Bedroom Two

10' 7" x 9' 5" ( 3.23m x 2.87m )

Double glazed windows to the front and side, loft access and central heated radiator.

## Bedroom Three

9' 4" x 7' 7" ( 2.84m x 2.31m )

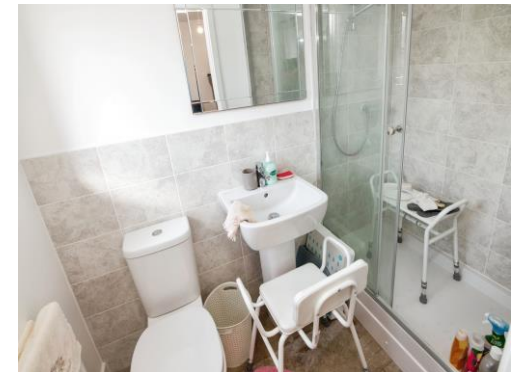
Double glazed window to the side and central heated radiator.

## Family Bathroom

Double glazed window to the front, fitted panel bath, wash hand basin, part tiled and extractor fan.

## Rear Garden

Low maintenance rear garden slabbed throughout having gated side access.

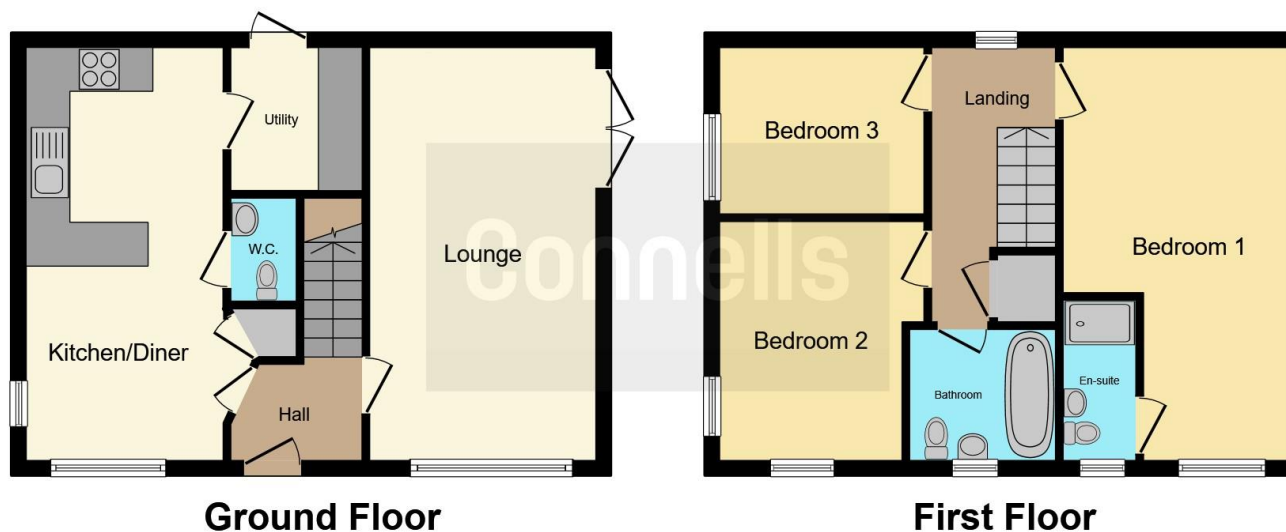












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To view this property please contact Connells on

**T 0121 525 1177**  
**E [westbromwich@connells.co.uk](mailto:westbromwich@connells.co.uk)**

3 Astle Park  
 WEST BROMWICH B70 8NS

EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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