



Connells

Heath Lane
West Bromwich

Heath Lane West Bromwich B71 2BH

for sale
£450,000



Property Description

Located on a well known and sought after road in between the All Saints & Stone Cross area of West Bromwich this absolute stunner of a property will take ahold of you from the moment you step through the front door. From the beautiful original coving on the ceiling to the original stained glass windows throughout the house, this property offers the perfect balance between the old and the new. The house has been extended over time, and even has a conservatory and a stunning landscaped rear garden. Buyers can expect to have easy access to Great Barr and Walsall via the Newton Road, as well as link to the M6. Sandwell Hospital & Sandwell Valley are nearby for those of us that enjoy the great outdoors. The house itself briefly comprises of an entrance porch, entrance hallway with a C shape solid oak staircase, two reception rooms, large extended kitchen/diner, conservatory, first floor landing providing access to three of the bedrooms, family bathroom and a further staircase up to the loft where there are is a further bedroom and the Master bedroom. The master bedroom offers amazing space as well as a dressing area and large ensuite. The rear garden has been tastefully landscaped, and a brick built self-contained annex for anyone who may have elderly parents looking to move in with them.

Lounge

16' 11" max x 12' 4" into recess (5.16m max x 3.76m into recess)

Cast iron log burner set within a double side brick built alcove with feature wooden sleeper, original french doors leading into

conservatory and original skirting boards and coving.

Conservatory

12' 8" max x 10' 9" max (3.86m max x 3.28m max)

Polycarbon roof and solid wood flooring.

Kitchen

22' 11" max x 13' 4" into extending to 14' 1" into bay and recess (6.99m max x 4.06m into extending to 4.29m into bay and recess)

Fully fitted kitchen with a range of wall and base units with work surfaces over, Belfast ceramic sink and drainer with mixer tap over, integral dishwasher, washing machine and tumble dryer, gas cooker point with spaces for a range cooker, feature island with wine rack, solid wood flooring, spotlights to ceiling, double aspect bay window to the side, window to rear, window to side, solid wooden door to the rear garden and doors to hallway and conservatory.

Reception Room

16' into bay x 12' 4" into recess (4.88m into bay x 3.76m into recess)

Bay window to the front, solid wood flooring, radiator and original feature skirting boards and coving

Bedroom Two

14' 4" max x 12' 4" max (4.37m max x 3.76m max)

Window to the rear and radiator,

Bedroom Three

16' 6" into bay x 12' 4" into recess (5.03m into bay x 3.76m into recess)

Bay window to the front and radiator.

Bedroom Four

12' into recess x 9' min (3.66m into recess x 2.74m min)

Original window to the side with secondary glazing, radiator and arch to ensuite.

Ensuite

Fitted shower cubicle, low level WC, ceramic pedestal wash hand basin, storage cupboard, part tiled and chrome heated towel rail.

Bathroom

Obscure window to the front, corner shower cubicle, freestanding oval bath, part tiled with brick effect tiling, ceramic wash hand basin, low level WC, radiator and spotlights to ceiling.

Second Floor Landing

Stairs from first floor landing, skylight and doors to bedrooms 1 & 5.

Master Bedroom

12' 5" x 12' 4" into recess (3.78m x 3.76m into recess)

Window to the front, radiator, arch to dressing room and door to landing.

Dressing Room

12' 3" min x 5' 7" max (3.73m min x 1.70m max)

Dorma window to the rear, radiator, spotlights and arch to en-suite.

En Suite

Obscure dorma window to the rear, stone effect part tiling, low level WC, double shower cubicle, ceramic pedestal wash hand basin and heated towel rail.

Bedroom Five

7' 1" x 7' 7" into dorma (2.16m x 2.31m into dorma)

Dorma to the front, radiator and door to landing.

Study Area / Bedroom Six

12' 1" into recess x 9' (3.68m into recess x 2.74m)

Skylight window, radiator, opens upto bedroom five.

Rear Garden

Slabbed patio area providing side gated access aswell as access to conservatory and kitchen. Steps upto a raised lawned area edged with flower beds and opens up to a childs play area and further off road parking. Raised decking leads to the garage over a feature patio.

Annex To Rear Of Property

Wc

Circular stained glass window, part tiled, low level WC, ceramic wash hand basin and cupboard housing gas and electric meters.









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

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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Property Ref: WBW310582 - 0004