



Connells

Bernard Street  
West Bromwich





### **Property Description**

Located at the heart of a residential area estate known as The Tantany is this Victorian style family home is situated within a quiet residential location and being within walking distance to the High Street with an array of shops and amenities. The property benefits from being with the catchment for All Saints & George Salter. The spacious home offers two large reception rooms, a kitchen, three generously sized bedrooms and a family bathroom. The rear garden offers a great space for outside seating.

**CALL NOW TO ARRANGE YOUR VIEWING!**

### **Reception Room**

12' 2" max x 11' 1" ( 3.71m max x 3.38m )

Door to the front, double glazed window to the front, TV point, gas meter and central heated radiator

### **Lounge**

12' 2" max x 12' 2" max ( 3.71m max x 3.71m max )

Stairs to the first floor and door to kitchen.

### **Kitchen**

11' 2" x 6' 6" ( 3.40m x 1.98m )

Fitted kitchen comprising of a range of wall and base units, stainless steel sink and drainer, space and plumbing for washing machine integrated cooker and hood with cooker hood over, double glazed window to the side and door to inner lobby.

### **Inner Lobby**

Door to bathroom and door to the side.

### **Bathroom**

Fitted panel bath with shower over, partly tiled, WC, wash hand basin, central heated radiator and wall mounted boiler.

## First Floor Landing

Stairs from the lounge and doors to;

## Bedroom One

12' 3" max x 11' 2" ( 3.73m max x 3.40m )

Double glazed window to the front and central heated radiator.

## Bedroom Two

12' 3" max x 10' 11" max ( 3.73m max x 3.33m max )

Double glazed window to the rear and central heated radiator.

## Bedroom Three

12' 3" x 5' 11" ( 3.73m x 1.80m )

Double glazed window to the rear and central heated radiator.

## Rear Garden

Grass lawn.



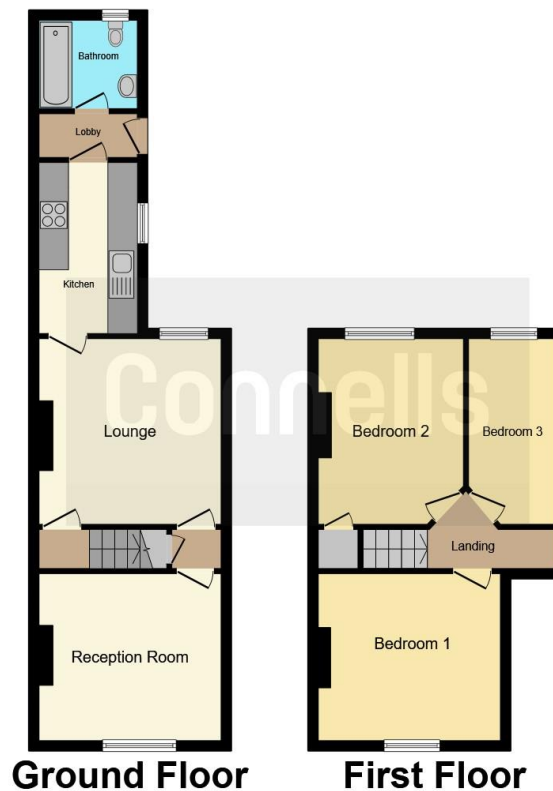












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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