



Connells

Europa Avenue
West Bromwich



Property Description

WOW!!! This beautifully linked detached property offers the perfect property to settle down in. The property itself is situated within a quite residential estate offering the perfect location for the safety of children and a quiet family home. The property is a link detached by the garage to the side, hallway that accesses both bedrooms, lounge, and bathroom. With a kitchen and a separate diner. The lounge is located to the rear of the property with a window to the rear giving lots of natural light, with the dining room coming off this, having a patio door to access the rear garden. the kitchen is at the front of the property with another patio door to access the garden. Two double bedrooms offering excellent space for all of the family with a modern fitted bathroom suite. This also offers a big plot of land for any plans to extend.

The Sandwell Valley estate is sought after with being walking distance to the park itself as well as all of the amenities in the West Bromwich town centre such as the high street and the new square business park.

CALL US NOW TO ARRANGE YOUR VIEWINGS!

Approach

The property is approached via drop curb giving access to off road parking with door to entrance hall.

Lounge Area

16' 1" x 10' 9" (4.90m x 3.28m)

The lounge offers ample space for a family

along with a gas central heated radiator, tv and tel points, door to kitchen and access to the dining area.

Dining Area

8' 4" x 8' 1" (2.54m x 2.46m)

Patio doors leading to the garden, sky light and a gas central heated radiator.

Kitchen Diner

17' 10" x 10' 2" (5.44m x 3.10m)

A modern fitted kitchen with a range of wall and base units with inset sink drainer, gas cooker point, dishwasher, washing machine, french doors to rear, sky light and a gas central heated radiator.

Bedroom One

11' 8" x 9' 9" (3.56m x 2.97m)

A double glazed window to the front and a gas central heated radiator.

Bedroom Two

10' 1" x 9' 6" (3.07m x 2.90m)

With a double glazed window to the front and a gas central heated radiator.

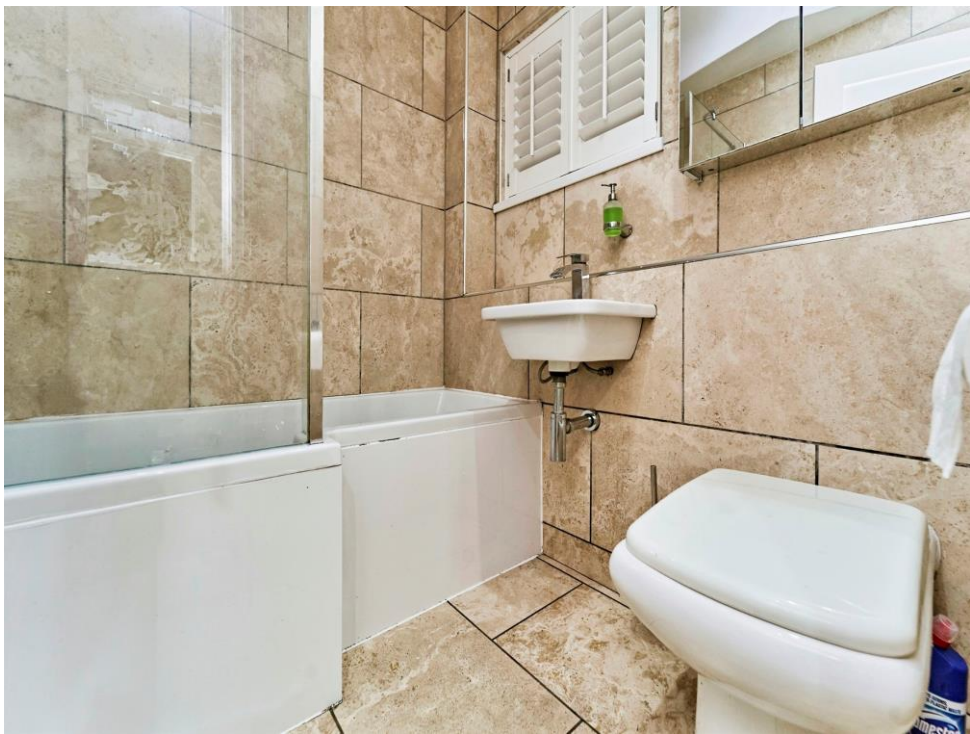
Bathroom

A modern fitted bathroom suite with a bath, shower fitting over, wash hand basin, low level w.c and a gas central heated radiator.

Rear

To the rear you have a lawn area, borders with mature plants and shrubs along with side 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

To view this property please contact Connells on

T 0121 525 1177
E westbromwich@connells.co.uk

3 Astle Park
 WEST BROMWICH B70 8NS

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310663



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WBW310663 - 0003