



**Connells**

Pearson Street  
West Bromwich





### Property Description

The property is located within a quiet cul-de-sac and benefiting from being walking distance to the West Bromwich high street with an array of shops and amenities such as supermarkets and salons! Within close proximity you also have major bus links, local tram stops and also within the catchment for George Salter High!

The property briefly comprises of two spacious reception rooms, a kitchen, three generously sized bedrooms and a family bathroom. The parking is on the street and you have spacious rear garden.

CALL NOW TO VIEW!

### On Approach

Access to the property via a shared side entry.

### Reception Room

Double glazed window to the front and door to the lounge/dining room.

### Lounge/Dining Room

Double glazed window to the rear, door to the side, stairs to the first floor and door to the inner hall.

### Inner Hall

Door and window to the side and door to the kitchen.

### Kitchen

Fitted kitchen compromising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, space and plumbing for washing machines, cooker hood, space for cooker, double glazed window to the side and door to the bathroom.

### Bathroom

Double glazed window to the side, fitted panel bath, tiling to walls, wash hand basin and WC.

## First Floor Landing

Stairs rising from lounge/dining room and doors to;

## Bedroom One

Double glazed window to the rear.

## Bedroom Two

Double glazed window to the front.

## Bedroom Three

Double glazed window to the front.

## Rear Garden

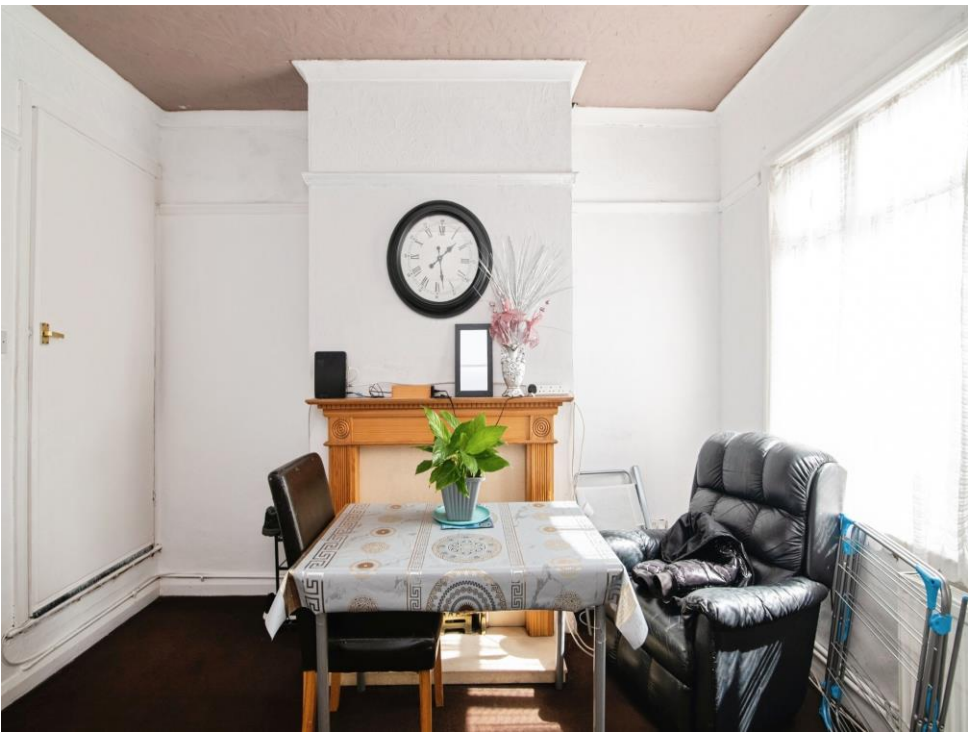
Slabbed throughout for low maintenance.

## Agents Note

There is a easement on the title, please enquire with the branch.

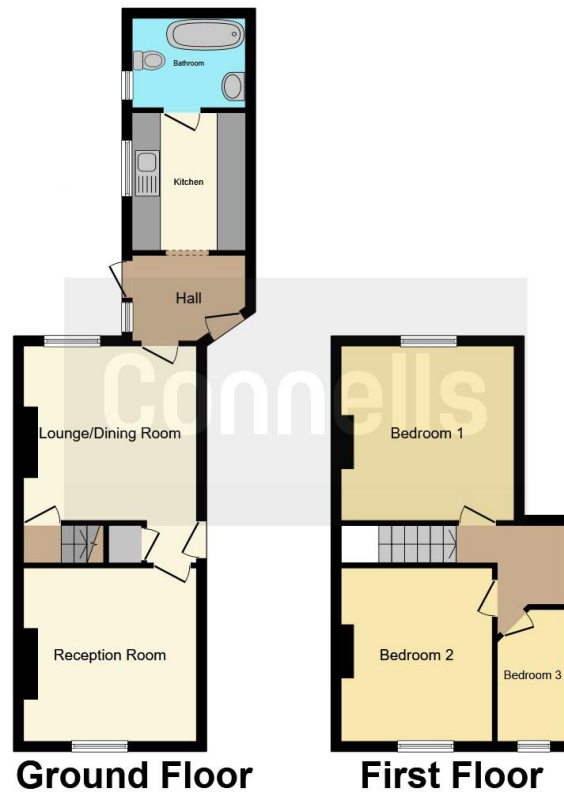












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBW310548](http://connells.co.uk/Property/WBW310548)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WBW310548 - 0002