



Connells

Charlemont Avenue
WEST BROMWICH

Charlemont Avenue WEST BROMWICH B71 3BY

for sale offers in the region of
£285,000



Property Description

This traditional semi-detached offers the perfect opportunity for your next family home. Set in a sought after location, this one will not be available for long. The property benefits from being within walking distance to major bus links and easy access to the Newton Road to Great Barr. The new square shopping centre offers an array of shops and amenities along with being close to the Sandwell & General Hospital as well as being within the catchment for Pennyhill Primary School.

The property has been well maintained over the years with the benefit of an extended dining room with a downstairs W.C. The through lounge gives enough space for any family and perfecting for hosting. The kitchen benefits from fitted appliances and lots of additional storage. The first floor offers three bedrooms and with a modern fitted bathroom suite with both a bath and a shower cubicle. The rear garden has been landscaped over the years giving two patio areas for seating, lawn with mature plants and shrubs and a double gated rear access big enough for a vehicle.

CALL NOW TO ARRANGE YOUR VIEWINGS!

Frontage

Block paved driveway providing ample parking and steps up to the entrance porch.

Entrance Porch

Double glazed door to the front and single glazed door to the entrance hall.

Entrance Hall

Stairs to the first floor, storage cupboard and doors to the kitchen and lounge.

Lounge

13' x 12' 4" (3.96m x 3.76m)

Double glazed bay window to the front and central heated radiator.

Dining Room

11' 11" x 11' 11" (3.63m x 3.63m)

Double glazed french doors to the rear, gas fire with feature surround and TV point.

Kitchen

12' 9" x 12' 4" (3.89m x 3.76m)

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, splash back tiling, sink and drainer, integrated dishwasher, fridge, oven and gas hob with cooker hood over, double glazed window to the rear and arch to the dining room.

Dining Room

13' 2" x 6' 2" (4.01m x 1.88m)

French doors to the side and window to the rear.

Wc

Low level WC and wash hand basin.

First Floor Landing

Stairs from the entrance hall and doors to;

Bedroom One

15' 1" max x 12' 3" (4.60m max x 3.73m)

Double glazed bay window to the front and central heated radiator.

Bedroom Two

11' 2" x 11' 4" (3.40m x 3.45m)

Double glazed window to the rear, central heated radiator and TV point.

Bedroom Three

9' 1" x 8' 1" (2.77m x 2.46m)

Double glazed window to the front, central heated radiator and fitted storage unit.

Bathroom

Freestanding bath, corner shower cubicle, wash hand basin and WC vanity unit, part tiled and double glazed window to the rear.

Rear Garden

Landscaped rear garden benefiting from two patio areas, grass lawn edged with a variety of plant life and a double gate to the rear providing rear vehicle access.

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

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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