



Connells

Arlington Road  
West Bromwich



# Arlington Road West Bromwich B71 1AD

for sale offers in the region of  
**£270,000**



## Property Description

This idyllic family home has been well maintained throughout meaning it's ready to go for the next family who call this home. OPPORTUNITY FOR MODERNISATION. Having major links to bus routes on All Saints Way, being nearby to a number of Schools and local amenities the property really is better suited to the growing family as it briefly comprises of an driveway, entrance hall, front lounge, reception room, kitchen, first floor landing, family bathroom three great sized bedrooms. Being positioned on a sizeable plot also, the house offers a generously sized rear garden for those families with toddlers and dogs, or for those who enjoy hosting a BBQ during those Summer nights.  
**CALL NOW TO VIEW!**

## Entrance Porch

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

## Entrance Hall

Door from the entrance porch, stairs to the first floor, understairs storage and doors to the lounge, dining room and kitchen.

## Lounge

12' 11" x 12' 8" ( 3.94m x 3.86m )

Double glazed bay window to the front, gas fire with feature surround and TV point.

## Dining Room

12' x 11' 6" max ( 3.66m x 3.51m max )

Double glazed window to the rear, central heated radiator and gas fire with feature surround.

## Kitchen

17' 10" x 8' 6" max ( 5.44m x 2.59m max )

Fitted kitchen compromising of a range of wall and base units with work surfaces over, sink and drainer, plumbing and space for washing machine, gas point, wall mounted boiler, double glazed window to the rear and door to the side.

## First Floor Landing

Stairs rising from the entrance hall and doors to bedrooms and family bathroom.

## Bedroom One

13' 11" into bay x 10' 11" into recess ( 4.24m into bay x 3.33m into recess )

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

## Bedroom Two

12' x 11' 7" ( 3.66m x 3.53m )

Double glazed window to the rear and central heated radiator.

## Bedroom Three

8' 2" x 7' 7" ( 2.49m x 2.31m )

Double glazed window to the front and central heated radiator.

## Bathroom

Fitted panel bath, WC, wash hand basin, part tiled, central heated radiator and double glazed window to the rear.

## Garage

Garage situated to the rear. No lighting or power.

## Rear Garden

Grass lawn and slabbed pathway leading to the rear garage. Garden shed to the side and side gated access.



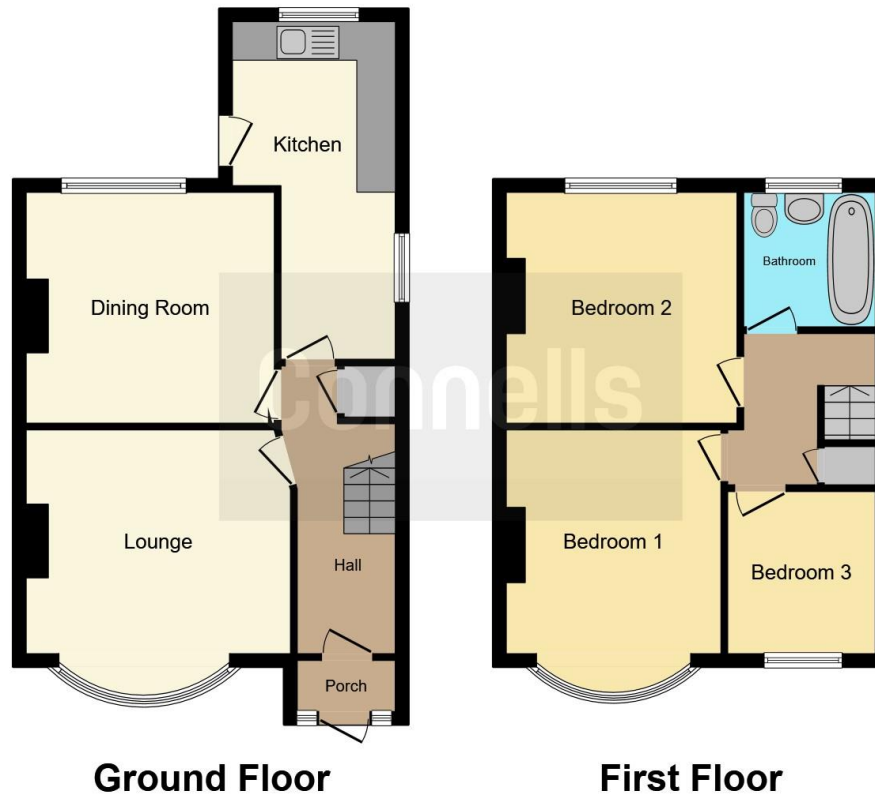












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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3 Astle Park  
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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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