



Connells

Turton Road
West Bromwich

Turton Road West Bromwich B70 8LA

for sale offers in the region of
£240,000



Property Description

This double-fronted home couldn't be better located for access to public transport and local amenities. The property is close proximity to The Lyng Medical Centre & West Bromwich Central Metro Station, of which provides commuters access into Birmingham City Centre in approximately 20mins. New Square Shopping Complex Sandwell College as well as the newly build West Bromwich Academy are also nearby, and so this house really is the ideal family home. The traditional build home, briefly comprises of an entrance hall, lounge, kitchen & dining room. To the first floor you have three generously sized bedrooms, family bathroom and to the front have an off road parking space and garage. no upward chain!

CALL NOW TO VIEW!

On Approach

Dropped curb to block paved driveway and garage, stairs upto the front garden consisting of a grass lawn, slabs, pond and access to the entrance porch.

Entrance Porch

Double glazed door to the front, double glazed windows to the sides and door to the entrance hall.

Entrance Hall

Door from the entrance porch, stairs to the

first floor and access to lounge and dining room.

Lounge

17' 9" x 11' 3" max (5.41m x 3.43m max)

Double glazed window to the front, TV point, electric fire set in a feature surround, central heated radiator and french doors to the rear garden.

Dining Room

9' 11" x 11' 8" max (3.02m x 3.56m max)

Double glazed window to the rear, central heated radiator and access to the kitchen.

Kitchen

15' x 7' 6" (4.57m x 2.29m)

Fitted kitchen compromising of a range of wall and base units, work surfaces over, sink and drainer, splash back tiling, integrated electric cooker and hod with cooker hood over, spotlights to the ceiling, tiled floor, double glazed window to the rear, central heated radiator, understairs storage cupboard and door to the rear garden.

First Floor Landing

Stairs from the entrance hall, storage cupboard housing boiler, double glazed window to the rear, central heated radiator and doors to;

Bedroom One

15' 11" x 10' (4.85m x 3.05m)

Two double glazed windows to the front, built

in storage cupboard and central heated radiator.

Bedroom Two

12' 10" x 11' 3" max (3.91m x 3.43m max)

Double glazed window to the front, central heated radiator and cupboard housing water tank.

Bedroom Three

8' 1" x 7' 7" (2.46m x 2.31m)

Double glazed window to the rear and central heated radiator.

Bathroom

Fitted bathroom suite comprising of a fitted corner bath with electric shower over, wash hand basin, WC, wall mounted vanity cabinet, chrome heated towel rail and double glazed window to the rear.

Rear Garden

Low maintenance rear garden being slabbed throughout, shed, side gated access and outside tap.









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: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310711



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: WBW310711 - 0002