



Connells

Freda Road
WEST BROMWICH

Freda Road WEST BROMWICH B70 6EG

for sale offers over
£240,000



Property Description

This family home is situated within a quiet residential location with easy access to all major bus, motorway links and tram links such as Kenrick Park and Trinity Way. It also benefits from being within walking distance to the main high street as well as the very popular New Square shopping complex, you have all your shopping needs within a stones throw.

The property briefly comprises of an entrance porch, entrance hall, spacious lounge, fitted kitchen diner, downstairs wc, first floor landing, family bathroom and three bedrooms
CALL US NOW TO ARRANGE YOUR VIEWING!

Entrance Porch

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

Entrance Hall

Single glazed door to the front, stairs to the first floor, understairs storage and doors to the kitchen/diner and lounge.

Lounge

14' 2" x 11' 1" (4.32m x 3.38m)

Double glazed bay window to the front, gas fire, TV point and a central heated radiator.

Kitchen/Diner

17' 3" x 7' 10" (5.26m x 2.39m)

Fitted kitchen briefly compromising of a range of wall and base units with work surfaces over, breakfast bar, stainless steel sink and drainer, integrated electric cooker and gas hob with cooker hood over, double glazed window to the rear, gas fire, central heated radiator, TV point and door to the utility.

Lean To Utility Area

Lean to utility area having a door to the side, door to the WC and door to the rear garden.

Wc

WC and wash hand basin.

First Floor Landing

Stairs from the entrance hall and door to;

Bedroom One

11' 6" x 11' max (3.51m x 3.35m max)

Double glazed window to the rear and a central heated radiator.

Bedroom Two

10' 8" x 10' 6" max (3.25m x 3.20m max)

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

Bedroom Three

7' 7" x 6' 5" (2.31m x 1.96m)

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

Shower Room

Fitted shower cubicle, wash hand basin, WC, double glazed window to the rear and cupboard housing boiler.

Rear Garden

Slabbed patio area to the front housing garden shed. Slabbed pathway upto the rear of the garden edged with gravelled areas, green house and a variety of plant life.









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: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310683



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.

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