



**Connells**

Slaithwaite Road  
West Bromwich



### Property Description

Connells are pleased to present this two bedroom semi-detached property located just outside of the heart of West Bromwich Town Centre, it boasts a through lounge/diner and great light coming through the large windows, also benefiting from a low maintenance rear garden. The kitchen benefits from some integrated appliances and access to the lean to via the kitchen at the rear of the property, perfect for a utility room. To the first floor you have two spacious bedrooms and a fitted bathroom suite.

The garden is low maintenance but also has a garage to the rear with rear drive access.

This property holds the potential to be a starter home or a potential buy to let.

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### 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 and entrance to lounge/dining room and kitchen.

### Lounge/Dining Room

19' 6" x 10' 1" ( 5.94m x 3.07m )

Double glazed window to the front, central heated radiator, TV point and bifold doors to lean to.

### Lean To

Power sockets, boiler and door to the rear garden, kitchen and lounge/dining room/

### Kitchen

9' x 5' 9" ( 2.74m x 1.75m )

Fitted kitchen comprising of a range of wall and base units, sink and drainer, tiling to splash prone areas, integrated gas hob and electric oven, cooker hood, fridge, double glazed window to the rear and door to the lean to.



## First Floor Landing

Stairs from the entrance hall, loft access, double glazed window to the side and doors to;

### Bedroom One

13' 3" x 10' 6" ( 4.04m x 3.20m )

Two double glazed windows to the front, central heated radiator and storage cupboard.

### Bedroom Two

10' x 8' 3" ( 3.05m x 2.51m )

Double glazed window to the rear and central heated radiator.

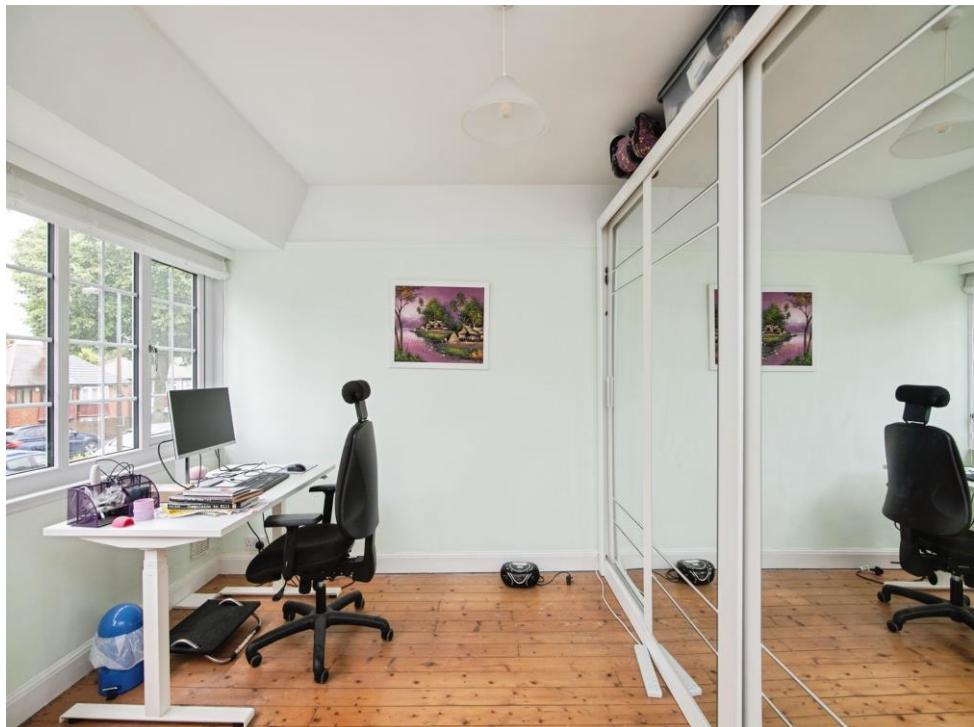
### Bathroom

Fitted bathroom suite comprising of a fitted panel bath, wash hand basin, WC, central heated radiator, partial tiling to walls and double glazed window to the rear.

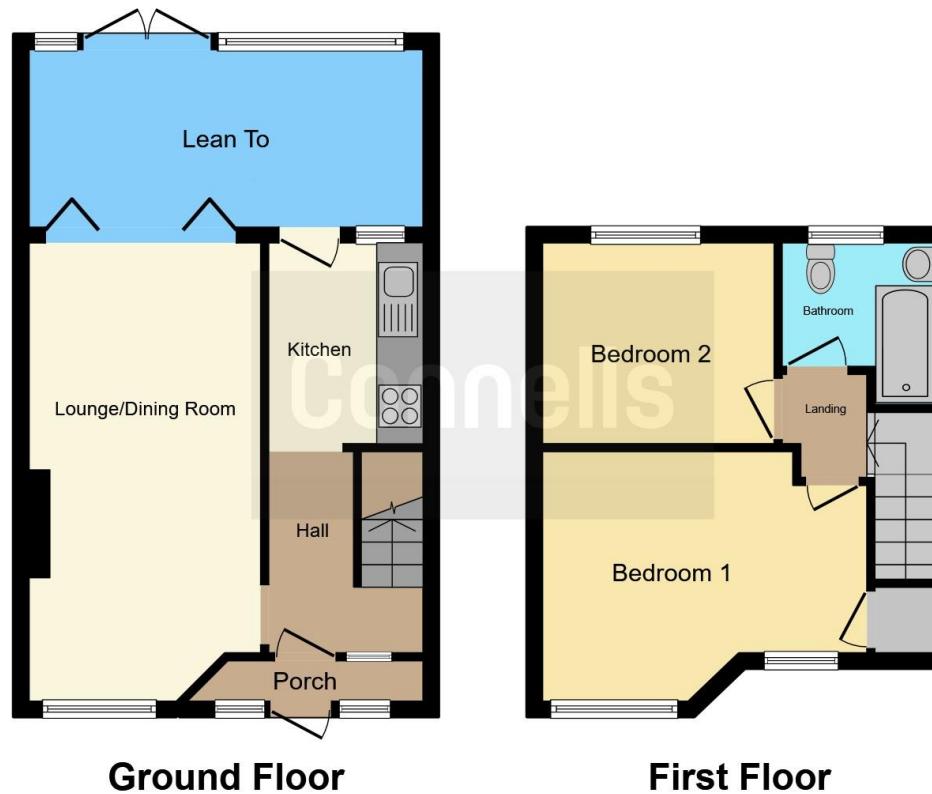
### Rear Garden

Concrete and grass lawn areas edged with a variety of mature bushes and shrubs.









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: B

Tenure: Freehold

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