



**Connells**

Gordon Avenue  
West Bromwich



# Gordon Avenue West Bromwich B71 2HU

for sale offers over  
**£220,000**



## Property Description

This beautifully presented family home is situated within a quiet residential location with easy access to both local shops and amenities. Gordon Avenue is off Clarkes Lane giving you plenty of shops and supermarkets as well as major bus links to both West Bromwich and Wednesbury. The property is also within the catchment for Hall Green Primary School.

The property briefly comprises of lounge, separate kitchen diner, utility area, three double bedrooms, family bathroom and a large rear garden.

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## Entrance Porch

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

## Entrance Hall

Door from the porch, stairs to the first floor and doors to the kitchen diner and lounge.

## Lounge

17' 11" x 10' 7" ( 5.46m x 3.23m )

Double glazed windows to the front and rear.

## Kitchen

13' 2" x 10' 4" ( 4.01m x 3.15m )

Fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, part tiled, plumbing and space for washing machine, integrated oven and hob with cooker hood over, storage cupboard, arch to utility, double glazed window to the rear and double glazed door to the rear garden.

## Utility Area

Double glazed window to the front and arch to the kitchen diner.

## First Floor Landing

Stairs from the entrance hall and doors to;

## Bedroom One

12' 3" x 10' 1" ( 3.73m x 3.07m )

Double glazed window to the front and central heated radiator.

## Bedroom Two

12' 1" x 11' ( 3.68m x 3.35m )

Double glazed window to the front and central heated radiator.

## Bedroom Three

8' x 7' ( 2.44m x 2.13m )

Double glazed window to the rear and central heated radiator.

## Bathroom

Double glazed window to the rear, fitted panel bath with shower over, wash hand basin and splashback tiling.

## Wc

Double glazed window to the rear and WC.

## Rear Garden

Slabbed patio area to the front, grass lawn and slabbed path to rear gate.

## Agents Note

The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.

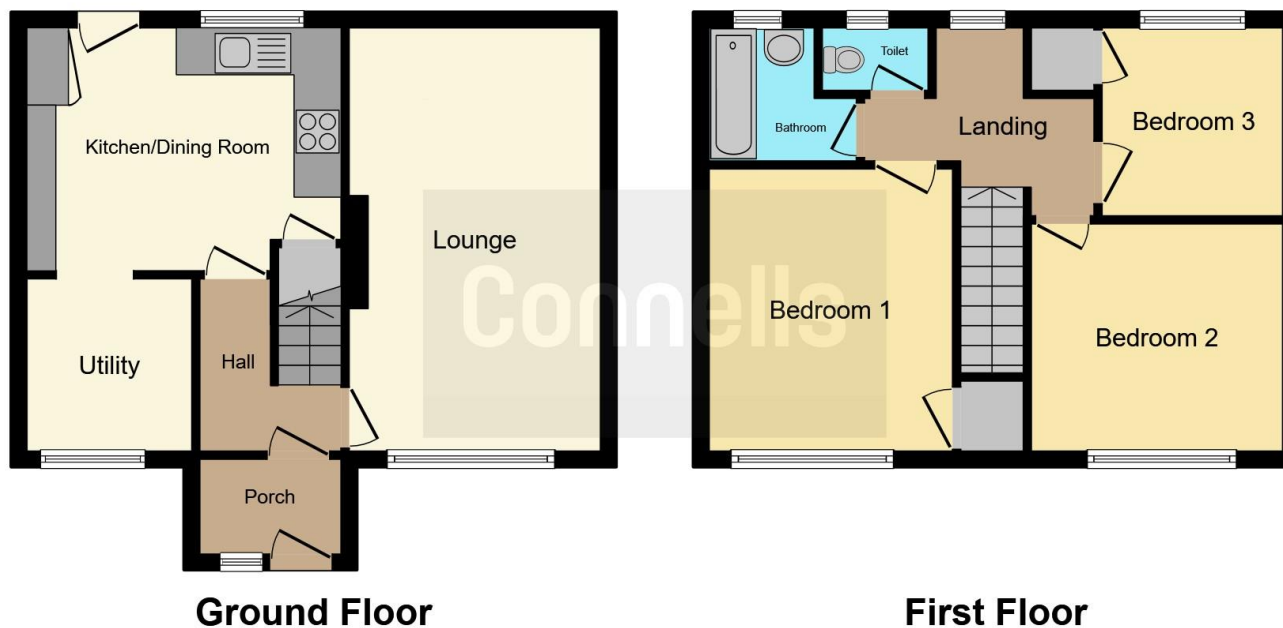












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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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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Property Ref: WBW310726 - 0005