



Connells

Nine Pails Walk
West Bromwich

Nine Pails Walk West Bromwich B70 6NS

for sale
£235,000



Property Description

On a residential estate nearby the amenities of the West Bromwich Town Centre, this three bedroom home is not one to be missed. With being ready to move straight into you only need to change it to your taste but has been exceptionally well maintained during its time with the current owner and briefly comprises of an entrance hall, spacious lounge, fitted kitchen diner, three good sized bedrooms and ample off road parking with a beautifully presented rear garden.

This property offers excellent commute links with J9 of the M6 and J1 of the M5 both being just a short driving distance. Major bus and train links that can take you to both Wednesbury and West Bromwich town centres!

CALL US NOW TO ARRANGE YOUR VIEWINGS!

Entrance Porch

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

Entrance Hall

Door from the entrance porch, stairs to the first floor, door to WC and doors to the kitchen and the lounge.

Lounge

13' 5" x 10' 4" (4.09m x 3.15m)

Double glazed window to the rear, central heated radiator and TV point.

Kitchen Diner

19' 7" x 7' 4" (5.97m x 2.24m)

Fully fitted kitchen comprising of a range of wall and base units, work surfaces over, sink and drainer, splash back tiling, gas oven and hob, central heated radiator, pantry, double glazed windows to the front and rear and doors to the side.

Wc

Wash hand basin, WC and fuse board.

First Floor Landing

Stairs from the entrance hall, two storage cupboard, boiler, double glazed window to the side and doors to;

Bedroom One

13' 5" x 8' 3" (4.09m x 2.51m)

Double glazed window to the rear and central heated radiator.

Bedroom Two

10' 6" x 6' 1" (3.20m x 1.85m)

Double glazed window to the rear and central heated radiator.

Bedroom Three

Double glazed window to the rear.

Shower Room

Fitted shower cubicle, tiled throughout, vanity wash hand basin and heated towel rail.

Wc

WC

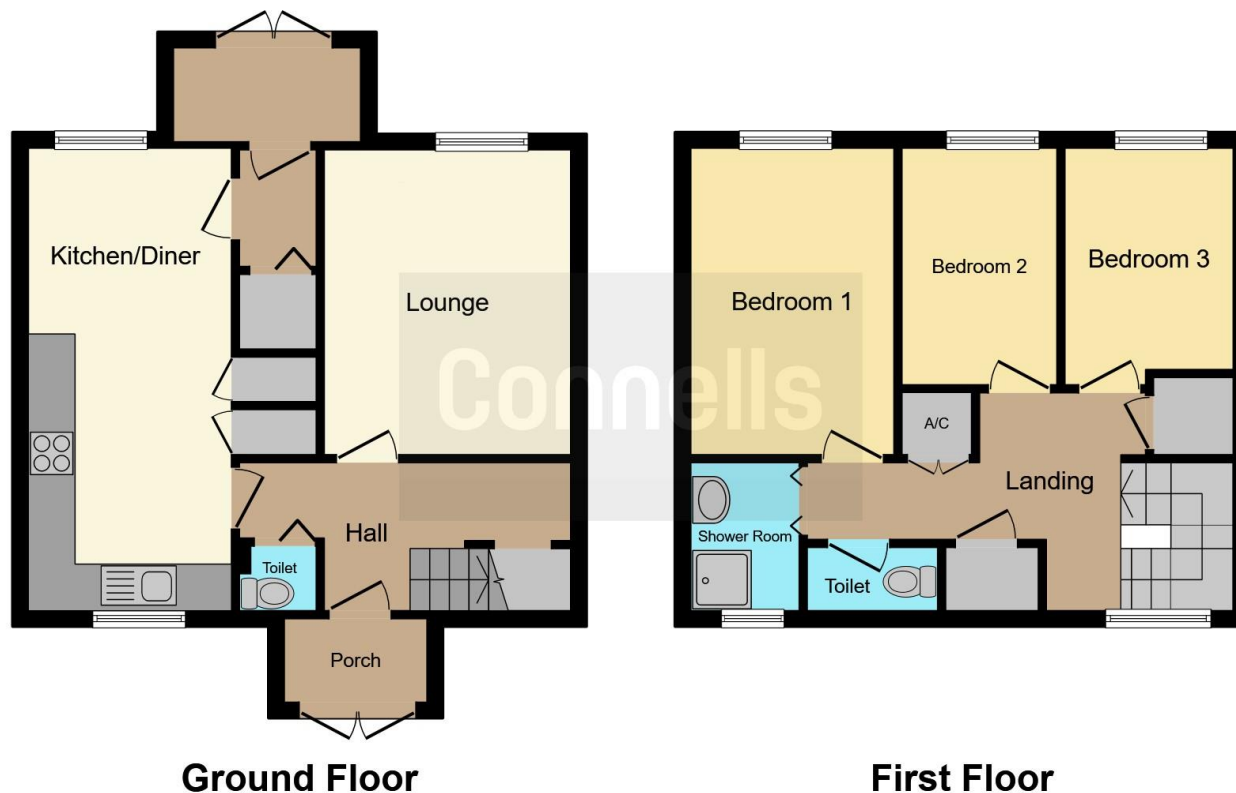
Rear Garden

Low maintenance rear garden slabbed throughout.









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/WBW310616



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: WBW310616 - 0005