



**Connells**

Anson Road  
WEST BROMWICH



# Anson Road WEST BROMWICH B70 0LX

for sale offers in the region of  
**£260,000**



## Property Description

This newly built property holds great potential to become a family home or an investment opportunity. The property is situated within a key location for major bus links on Harvills Hawthorn, also being within walking distance to Black Lake tram stop giving you easy access to Birmingham City Centre and Wolverhampton. You have both Oldbury and West Bromwich town centres within close proximity with an array of shops and amenities to benefit from.

The property itself comprises of a large family reception room, kitchen diner and downstairs W.C, to the first floor you have three generously sized bedrooms, en suite and a family bathroom, with access to the loft space for storage.

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## Frontage

Block paved driveway to the side, side gated access and slabbed pathway edged with a grass lawn to the front.

## Entrance Hall

Double glazed door to the front, stairs to the first floor and doors to the kitchen, lounge/diner and WC.

## Wc

Double glazed window to the front, wash hand basin & WC.

## Kitchen

12' 10" x 7' 6" ( 3.91m x 2.29m )

Fully fitted kitchen compromising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, space and plumbing for washing machine, integrated double oven and gas hob, cooker hood, wall mounted boiler and double glazed window to the front.

## Lounge/Diner

17' 11" x 14' ( 5.46m x 4.27m )

Double glazed window and french doors to the rear, storage cupboard, TV & telephone points and central heated radiator.

## First Floor Landing

Stairs from the entrance hall, storage cupboard and doors to;

## Bedroom One

12' 10" x 8' 4" ( 3.91m x 2.54m )

Double glazed window to the front, central heated radiator and door to the en suite.

## En Suite

Fitted shower cubicle, wash hand basin, WC and a central heated radiator.

## Bedroom Two

9' 1" x 8' 4" ( 2.77m x 2.54m )

Double glazed window to the rear.

## Bedroom Three

9' 4" x 6' 7" ( 2.84m x 2.01m )

Double glazed window to the front and central heated radiator.

## Bathroom

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

## Rear Garden

Slabbed patio area to the front, side gate, grass lawn to the rear, graveled areas to the side and rear and garden shed.



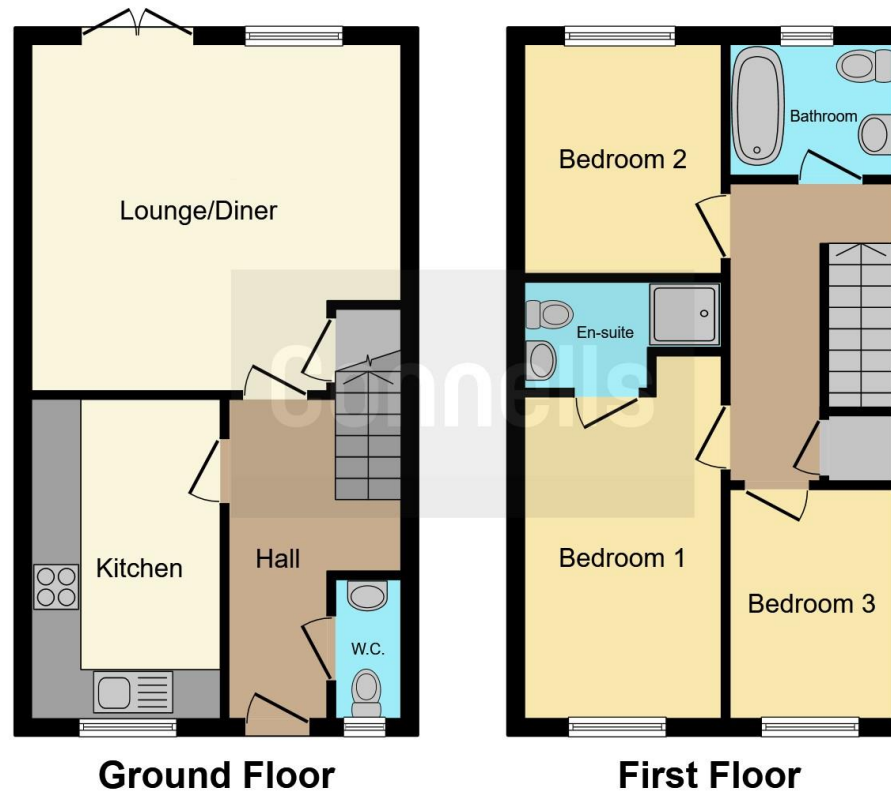












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: WBW310668 - 0002