



Connells

Kiniths Way
West Bromwich

Kiniths Way West Bromwich B71 4BP

for sale offers in the region of
£350,000



Property Description

This beautifully present family home is located on one of the most sought after residential roads within West Bromwich. Kiniths Way is accessible via Dagger Lane and is just a stones throw away from the entrance of Sandwell Valley. This means you have the best of both worlds from open green spaces on your doorstep, to major bus, train and tram links all within walking distance. The popular and vibrant New Square shopping centre provides all of your shopping needs along with family run businesses on the High Street. Sandwell & General hospital along with Eaton Valley Primary School are both within walking distance so look no further!

As you enter the property you are welcomed by a spacious and light entrance hall with a bay window to the front along with an original stain glass window. The lounge to the left stretches from front to back with a stunning gas feature fire place and french doors opening up to the rear garden. The kitchen offers a range of wall and base units, space for dining table and access to the conservatory/utility. The first floor offers three generously sized bedrooms one of which is currently being used as a home office and a you have a stunning shower room with modern fittings. The property offers off road parking to the front and you also have the benefit of a detached garage to the rear with power assisted door, light and power points. There is a small access road to the rear of the property which can be used to access the garage.

CALL US TODAY!

Frontage

Block paved driveway and grass lawn.

Entrance Hall

Door to the front and bay window to the front, storage cupboard, stairs to first floor and doors to lounge and kitchen diner.

Lounge

17' 8" x 10' 5" (5.38m x 3.17m)

Double glazed bay window to the front, feature surround fire place, gas point, TV point and french doors to the rear.

Kitchen Diner

12' 3" x 10' (3.73m x 3.05m)

Fitted kitchen comprising of a range of wall and base units, work surfaces, sink and drainer, part tiled, wall mounted boiler and door to conservatory.

Conservatory

10' 7" x 6' 5" (3.23m x 1.96m)

Double glazed windows to the side and rear and door to the rear.

First Floor Landing

Stairs from entrance hall, loft access and doors to;

Bedroom One

11' 1" x 9' 9" (3.38m x 2.97m)

Double glazed window to the rear, fitted wardrobe and TV point.

Bedroom Two

12' 3" x 10' (3.73m x 3.05m)

Double glazed window to the rear and central heated radiator.

Bedroom Three

11' 1" x 8' 7" (3.38m x 2.62m)

Window to the front, fitted wardrobe, shelving and bench with storage, TV and Internet points and central heated radiator.

Shower Room

Window to the front, walk in shower, wash hand basin, WC tiled throughout and heated towel rail.

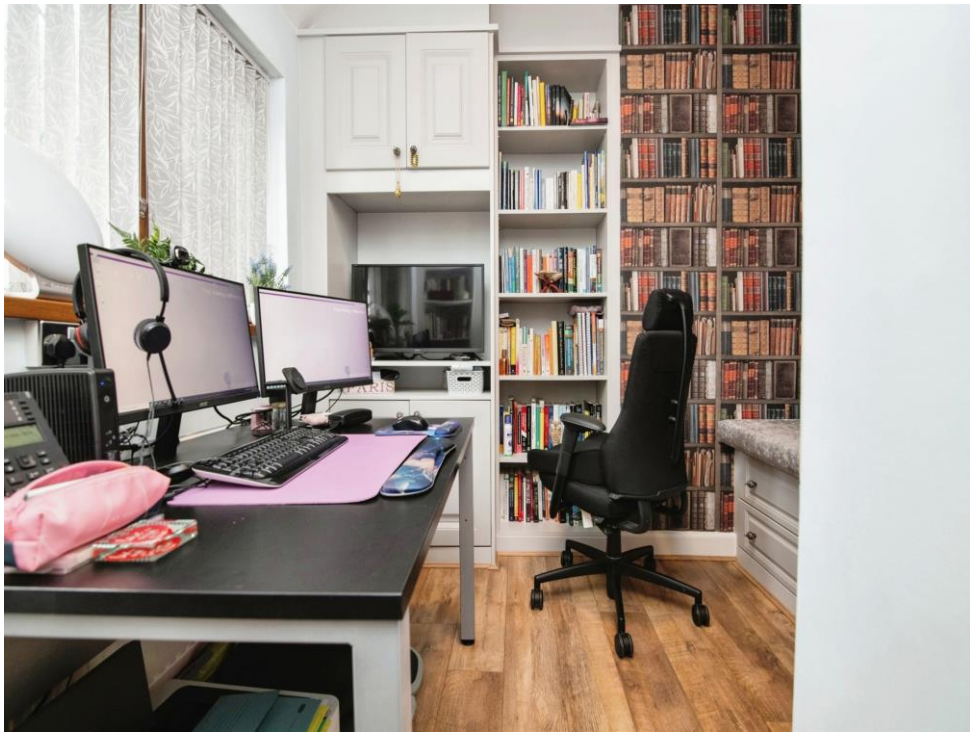
Rear Garden

Patio area to the front with grass lawn to the rear edged with raised gravel beds. Garden shed to the rear.

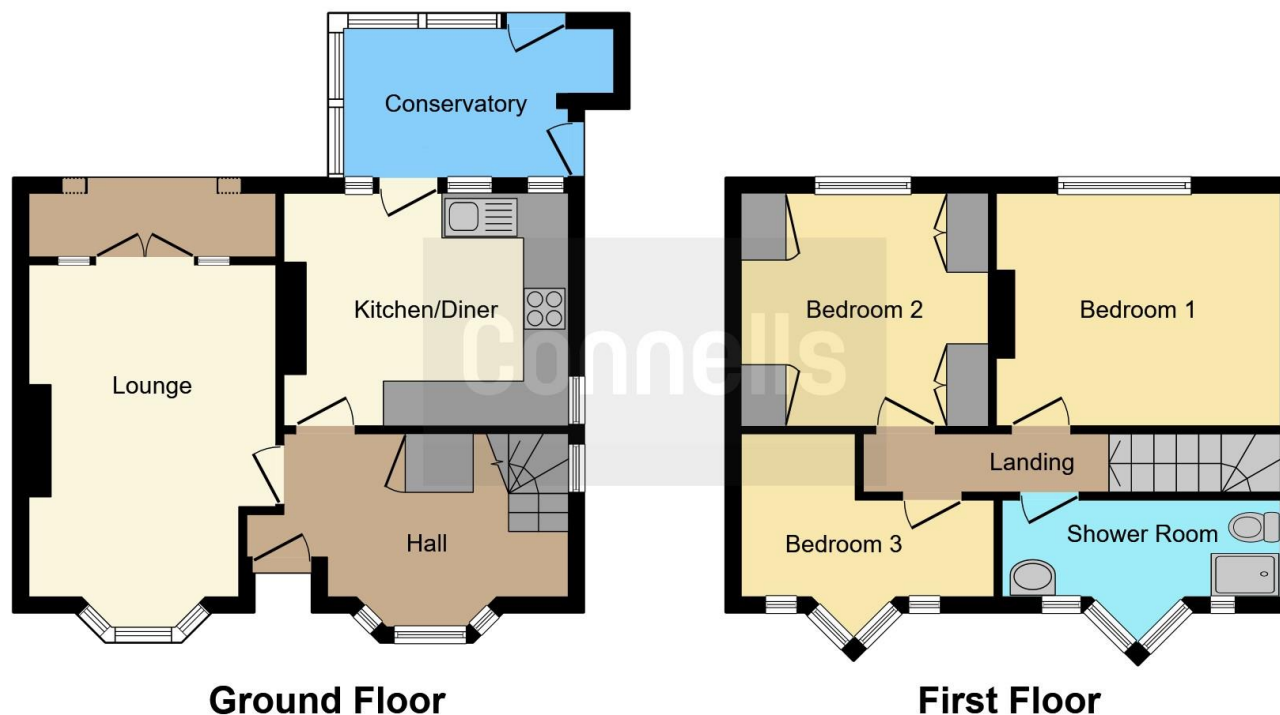
Agents Note

There is a easement on the title, please enquire with the branch.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310188



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.

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