



**Connells**

Turton Road  
West Bromwich



# Turton Road West Bromwich B70 8LA

for sale offers over  
**£250,000**



## Property Description

This exceptional home couldn't be better located for access to public transport and local amenities. The two storey house is within close proximity to The Lyng Medical Centre & West Bromwich Central Metro Station, of which provides commuters access into Birmingham City Centre in approximately 20mins. New Square Shopping Complex Sandwell College as well as the newly build West Bromwich Academy are also nearby, and so this house really is the ideal family home. The traditional build home, briefly comprises of an entrance hall, lounge, kitchen diner and access to the side with an additional's downstairs w.c. To the first floor you have three generously sized bedrooms, shower room with separate W.C. To the front have an off road parking space and to the rear to you have a family sized rear garden with additional garden storage.

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## Frontage

Driveway to the side providing ample parking and a grass lawn to the front.

## Entrance Hall

Door to the side, stairs to the first floor and doors to WC, lounge and kitchen.

## Wc

Double glazed window to the front, low level

WC and wash hand basin.

## Lounge

24' 3" x 12' 11" ( 7.39m x 3.94m )

Double glazed window to the front, gas fire, central heated radiator and patio doors to the rear.

## Kitchen

11' x 7' 11" ( 3.35m x 2.41m )

Fitted kitchen comprising of a range of wall and base units with work surfaces over, splashback tiling, stainless steel sink and drainer, plumbing point, gas point, double glazed window to the side and double glazed door to the rear.

## First Floor Landing

Stairs from the entrance hall and door to;

## Bedroom One

13' 4" x 11' 5" max ( 4.06m x 3.48m max )

Double glazed window to the front and a central heated radiator.

## Bedroom Two

16' 3" max x 10' 8" ( 4.95m max x 3.25m )

Double glazed window to the rear and a central heated radiator.

## Bedroom Three

9' 4" x 8' 1" ( 2.84m x 2.46m )

Double glazed window to the front and a central heated radiator.

## Bathroom

Double glazed window to the side, shower cubicle, wash hand basin and a storage cupboard.

## Wc

WC and double glazed window to the side.

## Rear Garden

Slabbed patio area to the front, grass lawn to the rear and double side gated access.

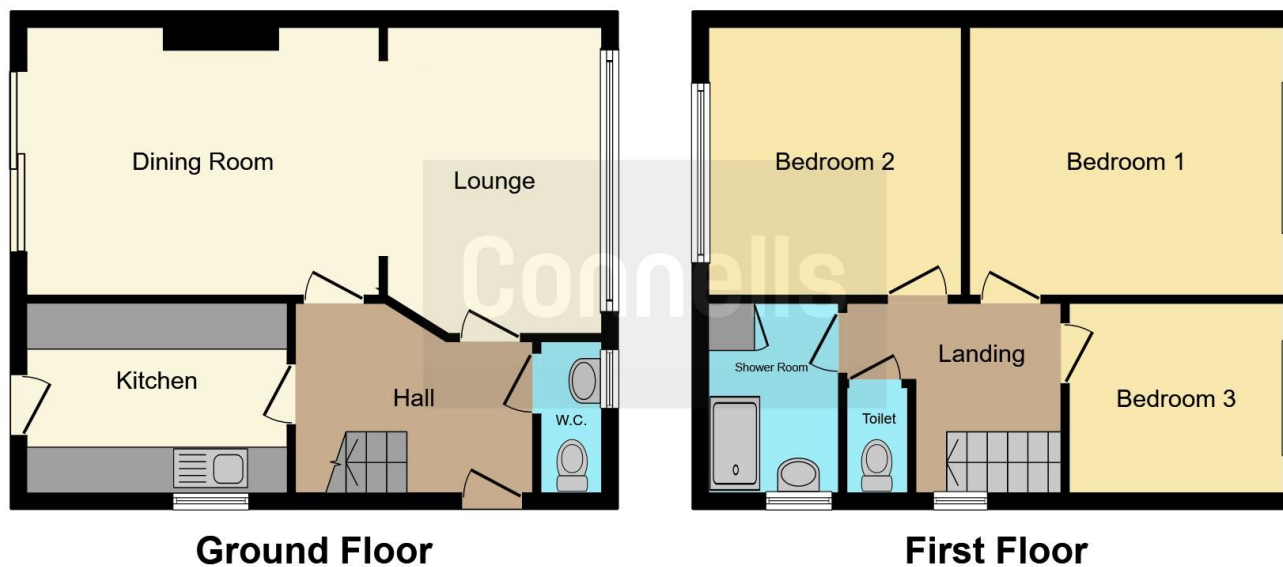












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

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