



Connells

Clifford Road
West Bromwich

Clifford Road
West Bromwich B70 8JZ

for sale offers in the region of
£300,000



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. To the first floor you have three generously sized bedrooms and a family bathroom. 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

Block paved driveway, grass lawn and access to the garage.

Porch

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

Entrance Hall

Stairs to the first floor and doors to the lounge and second reception room.

Reception Room

11' 10" x 9' 11" (3.61m x 3.02m)

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

Lounge

17' 10" x 11' 3" (5.44m x 3.43m)

Double glazed window to the front, french doors to the rear, central heated radiator and door to the kitchen.

Kitchen

15' x 7' 8" (4.57m x 2.34m)

Fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, splashback tiling, space and plumbing for washing machine, wall mounted boiler, double glazed window to the rear and door to the rear garden.

First Floor Landing

Stairs from the entrance hall, storage cupboard, double glazed window to the rear and doors to;

Bedroom One

11' 8" x 10' 1" (3.56m x 3.07m)

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

Bedroom Two

12' 9" x 11' 5" (3.89m x 3.48m)

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

Bedroom Three

8' 1" x 7' 7" (2.46m x 2.31m)

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

Bathroom

Fitted bathroom suite comprising of a fitted panel bath with shower over, wash hand basin, low level WC, tiling throughout, chrome heated towel rail and a double glazed window to the rear.

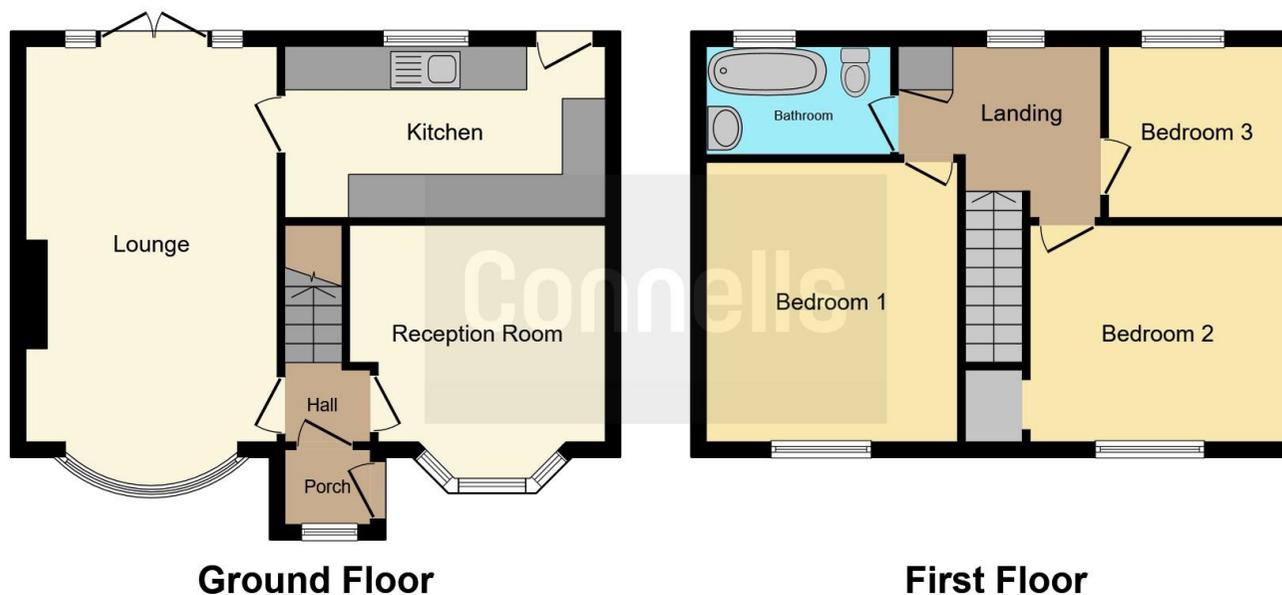
Rear Garden

Slabbed patio area to the front, artificial lawn, decked and gravel areas to the side and rear.









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: C Council Tax
 Band: A

Tenure: Freehold

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