



Connells
FOR SALE

Connells

Isaac Walton Place
West Bromwich

Isaac Walton Place West Bromwich B70 0LT

for sale offers in the region of
£270,000



Property Description

This 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 opening up to a full width conservatory, to the first floor you have two generously sized bedrooms and a family bathroom, stairs then rising to a loft conversion for the third bedroom.

CALL US TO ARRANGE YOU VIEWINGS.

Frontage

Block paved driveway providing ample parking.

Entrance Porch

Double glazed doors to the front and windows to the front and door to the entrance porch.

Entrance Hall

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

Kitchen

19' 1" x 8' 10" (5.82m x 2.69m)

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

Conservatory

18' 11" x 12' 7" (5.77m x 3.84m)

French doors to the rear and a glass roof.

Lounge

13' 5" x 12' 8" (4.09m x 3.86m)

French doors to the conservatory, TV and electric fire.

Utility Room

14' 5" x 6' 5" (4.39m x 1.96m)

Plumbing, waste and double glazed window to the rear.

First Floor Landing

Stairs from the entrance hall, stairs to the third bedroom/loft room and doors to;

Bedroom One

13' 1" x 10' 3" (3.99m x 3.12m)

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

Bedroom Two

13' 1" x 9' 7" (3.99m x 2.92m)

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

Loft Room/Bedroom Three

18' 3" x 9' 5" (5.56m x 2.87m)

Two vellux windows and boiler.

Rear Garden

Slabbed areas to the front and centre with a grass lawn to either side.









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/WBW310805



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: WBW310805 - 0002