

Connells

Isaac Walton Place West Bromwich





## **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 conversation for the third bedroom.

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## **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.









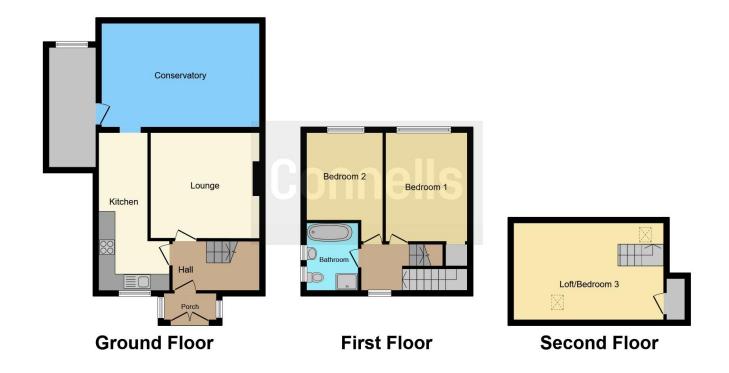








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EPC Rating: D Council Tax Band: A

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Tenure: Freehold



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