



Connells

Maud Road
WEST BROMWICH

Maud Road WEST BROMWICH B70 7SS

for sale offers in excess of
£250,000



Property Description

This beautifully presented semi-detached is set within a quiet residential location. Maud Road is within the heart of West Bromwich and benefits from having major bus links on Bromford Lane as well as being walking distance to the local train station Sandwell & Dudley. This gives you the best of both worlds of having easy access to West Bromwich Town Centre as well as major Cities like Birmingham and Wolverhampton.

The property itself approaches via a well maintained front garden with the potential of off road parking. As you walk up the steps you are welcomed via a UPVC front door leading to the hallway. You have the benefit of an open plan living, a fitted kitchen, conservatory to the rear giving the option of another seating area, three spacious bedrooms and a fitted bathroom suite. The beautiful rear garden offers a large patio area for seating, lawn with borders with mature plants and shrubs with the additional patio area to the rear of the garden, also benefiting from fitted sheds with sockets and lighting.

THE PROPERTY IS AVAILABLE TO VIEW NOW!

Frontage

Gated front garden edged with a wall. Slabbed and gravelled areas and side gated access.

Entrance Hall

Double glazed door to the front, stairs to the first floor, storage cupboard and doors to the lounge.

Lounge

14' 11" x 10' 10" (4.55m x 3.30m)

Double glazed bay window to the front, TV and central heated radiator.

Kitchen/Diner

17' 7" x 9' (5.36m x 2.74m)

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, splash back tiling, sink and drainer, space and plumbing for washing machine, wall mounted boiler, integrated oven and hob, cooker hoodm integrated fridge freezer, pantry and french doors to the conservatory.

Conservatory

Windows to the rear and doors to the rear garden.

First Floor Landing

Stairs from the entrance hall and doors to;

Bedroom One

10' 10" x 10' 9" (3.30m x 3.28m)

Double glazed window to the rear, loft access and central heated radiator.

Bedroom Two

11' 6" x 8' 11" (3.51m x 2.72m)

Double glazed window to the front, fitted wardrobes and central heated radiator.

Bedroom Three

7' x 5' 11" (2.13m x 1.80m)

Double glazed window to the front and central heated radiator.

Bathroom

Double glazed window to the rear, fitted panel bath with shower over, tiling to walls, wash hand basin and WC.

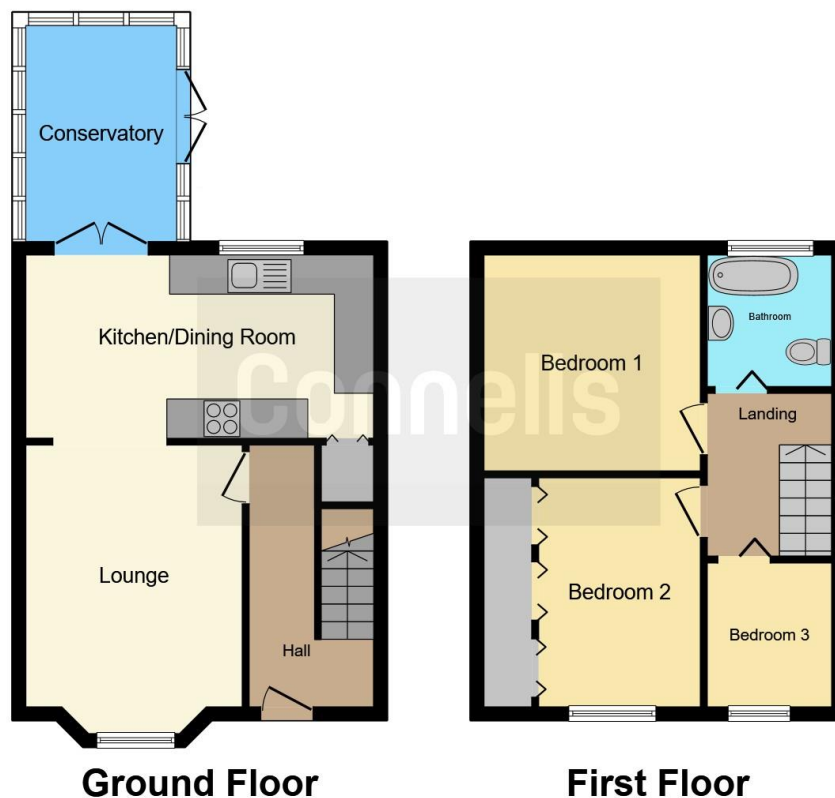
Rear Garden

Slabbed patio areas, garden sheds, grass lawn edged with a varitey of plant life.









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: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310820



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