



Connells

Constance Avenue
WEST BROMWICH

Constance Avenue WEST BROMWICH B70 6ED

for sale offers in the region of
£285,000



Property Description

This family home is situated within a quiet residential location with easy access to all major bus, motorway links and tram links such as Kenrick Park and Trinity Way. It also benefits from being within walking distance to the main high street as well as the very popular New Square shopping complex, you have all your shopping needs within a stones throw.

The property briefly comprises of an entrance porch, entrance hall, spacious lounge, fitted kitchen diner, first floor landing, family bathroom and three bedrooms and the potential to extend STP!

CALL US NOW TO ARRANGE YOUR VIEWING!

Frontage

Graveled driveway edged with a slabbed path.

Entrance Porch

Door and windows to the front, door to the entrance hall,

Entrance Hall

Stairs to the first floor, storage cupboard, central heated radiator and doors to the lounge and kitchen.

Lounge

25' 8" x 10' 5" (7.82m x 3.17m)

Double glazed window to the front, central heated radiator, TV and telephone points and door to the rear.

Kitchen

7' 2" x 6' 4" (2.18m x 1.93m)

Fitted kitchen comprising of a range of wall and base units with work surfaces over, splash back tiling, gas and plumbing points, wall mounted boiler, stainless steel sink and drainer, double glazed window to the rear and door to the lean to.

Lean To

12' 10" x 5' 10" (3.91m x 1.78m)

Double glazed door to the front and rear and door to the WC.

Wc

WC

First Floor Landing

Stairs from the entrance hall, window to the side and doors to;

Bedroom One

12' 6" x 10' 4" (3.81m x 3.15m)

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

Bedroom Two

13' x 6' 8" (3.96m x 2.03m)

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

Bedroom Three

7' 6" x 6' 11" (2.29m x 2.11m)

Double glazed window to the front and central heated radiator.

Bathroom

Fitted bathroom suite comprising of a fitted panel bath with shower over, wash hand basin, WC, tiling to walls and a central heated radiator.

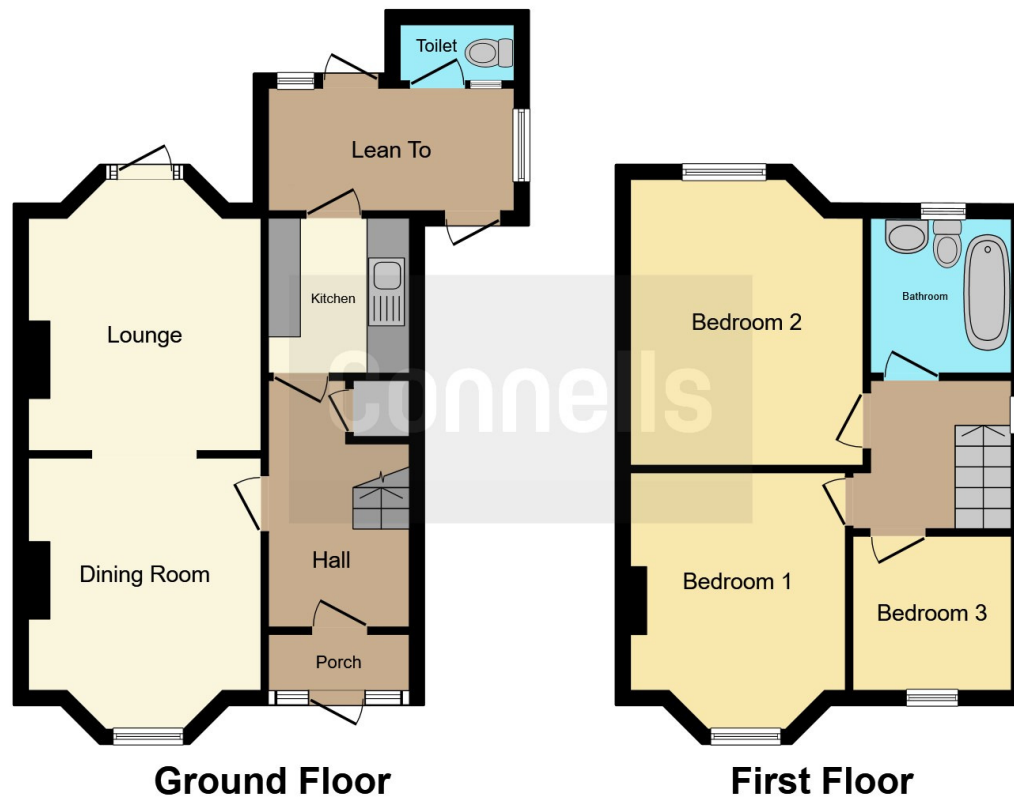
Rear Garden

Slabbed patio area and a grass lawn.









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/WBW310753



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: WBW310753 - 0003