



Connells

Marsh Lane
West Bromwich

Marsh Lane West Bromwich B71 2DB

for sale offers in the region of
£210,000



Property Description

This family home offers the perfect opportunity to either get you on the property ladder or for the next step up for your family home. Heath Lane is set within a key location in West Bromwich with period buildings and open green spaces to enjoy. You have Sandwell and General Hospital on the main All Saints Way along with several bus stops. This gives you access to either West Bromwich town centre or Birmingham City Centre with ease! Within West Bromwich you have the high street with an array of shops and amenities along with New Square Shopping Centre.

The property itself benefits from a large spacious lounge, fitted kitchen diner, family sized rear garden, generously sized bedrooms and the potential for off-road parking.

CALL NOW TO ARRANGE YOUR VIEWINGS!

Entrance Hall

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

Lounge

12' 4" max x 11' 8" into recess (3.76m max x 3.56m into recess)

Double glazed window to the front, central heated radiator, TV and telephone points, electric fire, electric and storage cupboard housing gas and electric meters, door to the kitchen/diner.

Kitchen/Diner

14' 10" x 8' 4" (4.52m x 2.54m)

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, tiling to splash prone areas, stainless steel sink and drainer, plumbing point and space for washing machine, wall mounted boiler, integrated gas hob and oven with cooker hood over, central heated radiator, double glazed windows to the side and rear and doors to the conservatory.

Conservatory

12' 3" x 8' 10" (3.73m x 2.69m)

Doors to the rear and under floor heating.

First Floor Landing

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

Bedroom One

11' 11" x 9' 8" (3.63m x 2.95m)

Double glazed windows to the front, built-in storage, TV point and a central heated radiator.

Bedroom Two

11' 2" x 8' 9" (3.40m x 2.67m)

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

Bathroom

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

a fitted shower cubicle.

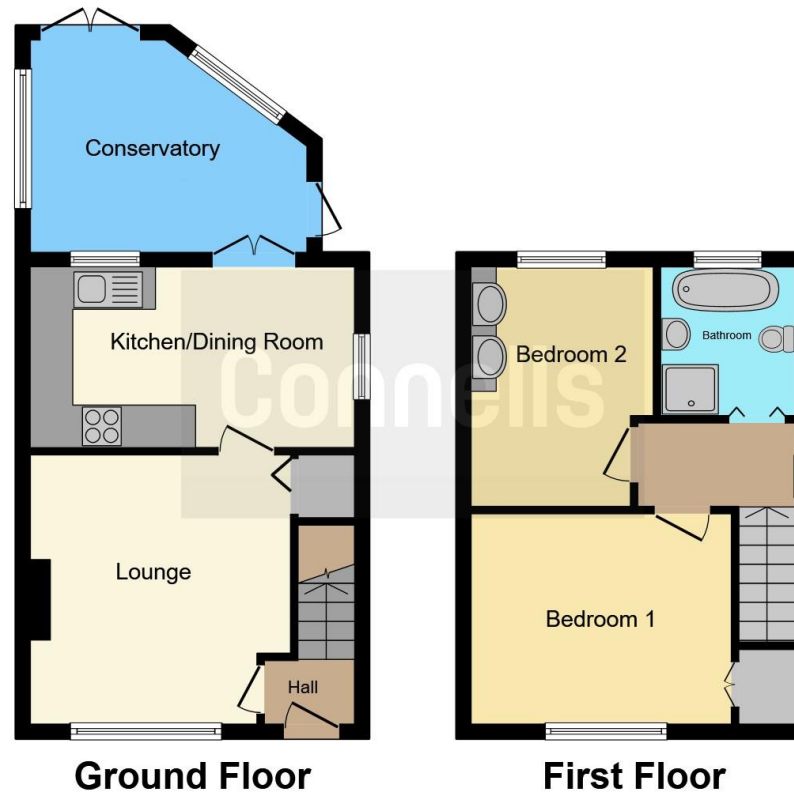
Rear Garden

Low maintenance rear garden being slabbed throughout with side gated access and an outside tap.









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/WBW310862



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: WBW310862 - 0003