



**Connells**

Cottrell Mews  
WEST BROMWICH



# Cottrell Mews WEST BROMWICH B70 7BG

for sale offers in excess of  
**£280,000**



## Property Description

This newly built 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 Bromford Lane, also being within walking distance to Sandwell & Dudley train station 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 and downstairs W.C, to the first floor you have three generously sized bedrooms with an upstairs bathroom, en suite to the master and with access to the loft space for storage.

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## Frontage

Printed concrete driveway providing ample parking. Side gated access to the rear garden.

## Entrance Hall

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

## Lounge

15' 6" x 12' 6" ( 4.72m x 3.81m )

Double glazed window to the side and front, spotlight to ceiling and central heated radiator.

## Wc

WC and wash hand basin with splash back tiling.

## Kitchen/Diner

15' 6" x 9' 1" ( 4.72m x 2.77m )

Fitted kitchen comprising of a range of wall and base units, stainless steel sink and drainer with mixer tap, wall mounted boiler, integrated electric oven and gas hob with cooker hood over, double glazed windows to the front and side and door to the rear garden.

## First Floor Landing

Stairs from entrance hall and doors to;

## Bedroom One

12' 3" x 12' 1" ( 3.73m x 3.68m )

Double glazed window to the front and central heated radiator.

## Bedroom Two

10' 3" x 8' 8" ( 3.12m x 2.64m )

Double glazed window to the front, two storage cupboards and central heated radiator.

## Bedroom Three

6' 8" x 6' 5" ( 2.03m x 1.96m )

Double glazed window to the side and central heated radiator.

## Bathroom

Fitted panel bath with shower over, part tiled, WC, wash hand basin, central heated radiator and double glazed window to the side.

## Rear Garden

Slabbed low maintenance rear garden with side gated access.















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](http://www.focalagent.com)

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EPC Rating: B    Council Tax  
 Band: B

Tenure: Freehold

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