



**Connells**

Marsh Lane  
West Bromwich



# Marsh Lane West Bromwich B71 2DR

for sale offers in the region of  
**£250,000**



## Property Description

This traditional semi-detached offers the perfect opportunity for your next family home. Set in a sought after location, this one will not be available for long. The property benefits from being within walking distance to major bus links and easy access to the Newton Road to Great Barr. The new square shopping centre offers an array of shops and amenities along with being close to the Sandwell & General Hospital as well as being within the catchment for Pennyhill Primary School.

The property has been well maintained of the years. As you approach the property you have the space for one car, steps up to the front entrance porch and then leading through to the hallway. The front offers a snug/living room with the rear being an open plan kitchen diner, utility and downstairs shower room. The first floor offers three generously sized bedrooms and a bathroom.

The property is ready to move into with no work required!

CALL NOW TO ARRANGE YOUR VIEWINGS!

## Entrance Porch

Double glazed door to the front, window to the side and door to the entrance hall.

## Entrance Hall

Door from the entrance porch, doors to the lounge and dining room and stairs to the first floor.

## Lounge

12' 1" x 9' 9" ( 3.68m x 2.97m )

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

## Dining Room

13' 9" x 10' 10" ( 4.19m x 3.30m )

Double glazed window to the side, open chimney, pantry, central heated radiator, door to the utility and arch to the kitchen.

## Kitchen

12' 5" x 8' 10" ( 3.78m x 2.69m )

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, splash back tiling, stainless steel sink and drainer, splash back tiling, gas point, wall mounted boiler, fridge, double glazed window to the side and rear and door to the rear garden.

## Utility Room

6' 4" x 3' 10" ( 1.93m x 1.17m )

Double glazed window to the side, work surface and base units, plumbing point, central heated radiator and door to the shower room.

## Shower Room

Double glazed window to the side, fitted shower cubicle, wash hand basin and low level WC.

## First Floor Landing

Stairs from the entrance hall and doors to;

### Bedroom One

10' 9" x 9' 10" ( 3.28m x 3.00m )

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

### Bedroom Two

9' 10" x 9' 9" ( 3.00m x 2.97m )

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

### Bedroom Three

8' 11" x 6' 8" ( 2.72m x 2.03m )

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

### Bathroom

Double glazed window to the side, fitted panel bath with shower over, tiling throughout, was hand basin and low level WC.

### Rear Garden

Slabbed patio area to the front, slabbed pathway to the centre with a grass lawn to both sides edged with a hedge.















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: E Council Tax  
 Band: B

Tenure: Freehold

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