



**Connells**

Devonshire Drive  
West Bromwich





### Property Description

CONNELLS WEST BROMWICH are delighted to be marketing this impressive TWO BEDROOM DETACHED BUNGALOW. This deceptively spacious property is situated in a sought after residential area, being within walking distance of Dartmouth Park and Sandwell Valley Country Park.

The property itself approaches via drop curb giving access for ample off road parking and a door to the side providing entrance into the hallway. You have the benefit of two reception rooms, an L shape kitchen, two spacious bedrooms, a modern fitted bathroom and an enclosed rear garden.

CALL TODAY TO ARRANGE YOUR VIEWING!

### Entrance Hall

Entrance into the property via a door to side elevation, doors to;

### Lounge

16' 9" x 15' ( 5.11m x 4.57m )

Double glazed windows to the rear and side, wooden flooring and central heated radiator.

### Dining Room

11' 11" x 11' 11" ( 3.63m x 3.63m )

Double glazed window to the side, wooden flooring and a central heated radiator.

### Kitchen

12' 11" x 11' 11" ( 3.94m x 3.63m )

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, splash back tiling, sink and drainer with mixer tap, plumbing point, cooker point, central heated radiator, wooden flooring and a double glazed window to the side.

### Utility Area

11' 8" x 5' 9" ( 3.56m x 1.75m )

Double glazed window to the side and wooden flooring.



## Bedroom One

13' 10" x 11' 11" ( 4.22m x 3.63m )

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

## Bedroom Two

11' 11" x 11' 7" ( 3.63m x 3.53m )

Double glazed window to the front, central heated radiator and wooden flooring.

## Bathroom

Fitted bathroom suite comprising of a fitted panel bath with shower over, wash hand basin and WC combination vanity unit, tiled throughout and two double glazed windows to the side.

## Rear Garden

Paved patio area, grass lawn and wooden garden shed.

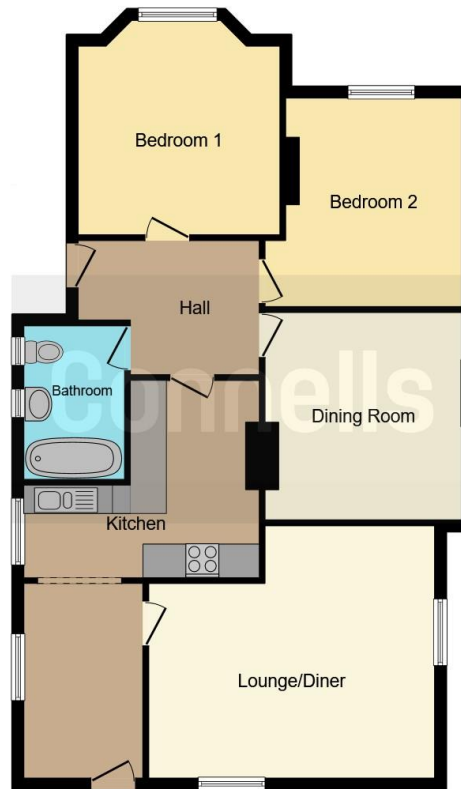












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBW310962](http://connells.co.uk/Property/WBW310962)**



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.

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