



Connells

Farley Road
West Bromwich

Farley Road West Bromwich B70 9AN

for sale offers over
£300,000



Property Description

This exceptional home couldn't be better located for access to public transport and local amenities. The two storey house is within close proximity to The Lyng Medical Centre & West Bromwich Central Metro Station, of which provides commuters access into Birmingham City Centre in approximately 20mins. New Square Shopping Complex Sandwell College as well as the newly build West Bromwich Academy are also nearby, and so this house really is the ideal family home. The modern family home, briefly comprises of an entrance hall, lounge, kitchen diner, downstairs w.c and access to the rear low maintenance rear garden. To the first floor you have three generously sized bedrooms, modern bathroom and fitted wardrobes to the master. To the front have an off road parking space and to the rear to you have a family sized rear garden.

CALL NOW TO VIEW!

Frontage

Tarmac driveway and side gated access.

Entrance Hall

Door to the side, stairs to the first floor, storage cupboard, laminate flooring and doors to the lounge, kitchen diner and WC.

Lounge

16' 6" x 13' 3" (5.03m x 4.04m)

Having a double glazed window to the rear,

double glazed french doors to the rear, a central heated radiator and laminate flooring.

Wc

Low level WC, wash hand basin and a central heated radiator.

Kitchen/Diner

16' 4" x 12' 11" (4.98m x 3.94m)

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, wall mounted boiler, integrated oven, hob, cooker hood, fridge freezer, washing machine and dishwasher, central heated radiator and two double glazed windows to the rear and one to the side.

First Floor Landing

Stairs from the entrance hall, storage cupboard, loft access and doors to;

Bedroom One

16' 6" max x 13' 5" (5.03m max x 4.09m)

Having two double glazed windows to the front, built in wardrobes, central heated radiator and a TV point.

Bedroom Two

12' 4" x 9' 1" (3.76m x 2.77m)

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

Bedroom Three

10' 7" x 6' 11" (3.23m x 2.11m)

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

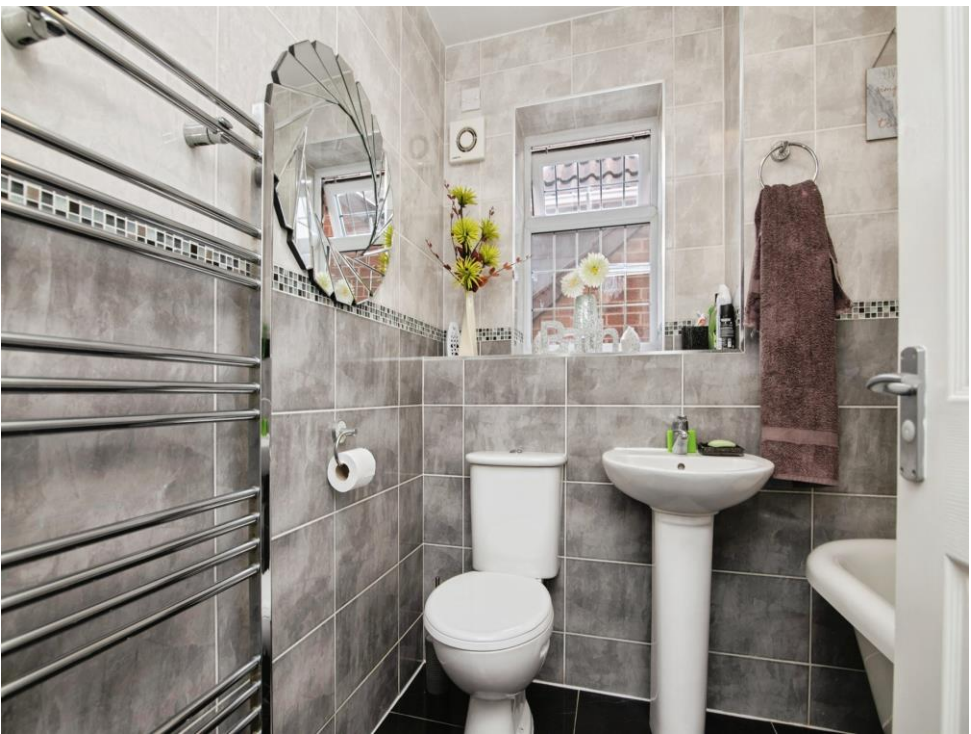
Bathroom

Fitted bathroom suite compromising of a bath with shower over, wash hand basin, WC, tiling throughout, a heated towel rail and a double glazed window to the side.

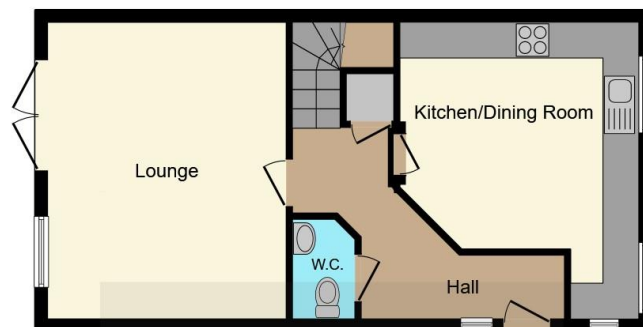
Rear Garden

Slabbed patio area to the front, artificial grass to the rear and side gated access.

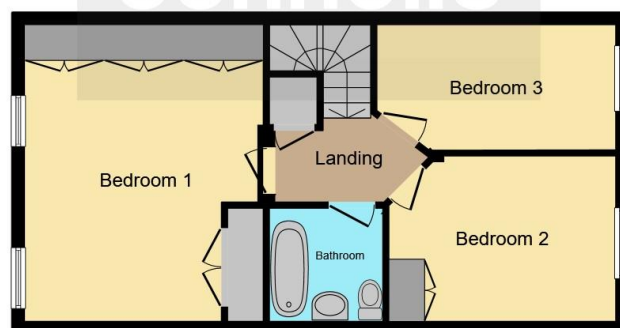








Ground Floor



First Floor

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

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T 0121 525 1177
E westbromwich@connells.co.uk

3 Astle Park
 WEST BROMWICH B70 8NS

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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