



Connells

Elford Road
West Bromwich

Elford Road West Bromwich B71 3ND

for sale offers in the region of
£225,000



Property Description

This very well presented mid-terraced family home is situated within the Stone Cross area of West Bromwich. This amazing property is near bus links on Walsall Road, as well as train links. A short bus or car journey to local towns like Walsall, Wednesbury, and West Bromwich itself. It also near M5 & M6 motorway junctions. This property comprises of a rear parking access, entrance hall, through lounge, kitchen diner, separate utility area, three GOOD sized bedrooms, family bathroom, rear garden, garage to the rear and low maintenance block paved frontage. Fully double glazed and central heated. This is a PERFECT purchase for a family or those looking for an upsize!

CALL NOW TO BOOK YOUR VIEWINGS!

Entrance Hall

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

Lounge

18' 4" x 10' 9" (5.59m x 3.28m)

Having a double glazed window to the front, gas fire with feature surround, laminate flooring, patio door to the rear and door to the kitchen.

Kitchen

11' 10" x 10' 2" (3.61m x 3.10m)

Fitted kitchen comprising of a range of wall and base units with work surfaces over, splash back tiling, stainless steel sink and drainer, space and plumbing for washing machine, tiled flooring, central heated radiator, double glazed window to the rear and doors to the rear garden and utility.

Utility

8' 3" x 6' 7" (2.51m x 2.01m)

Door and window to the front and base units with work surfaces over.

First Floor Landing

Stairs from the entrance hall and doors to;

Bedroom One

14' 2" x 10' 2" (4.32m x 3.10m)

Double glazed window to the front, central heated radiator, TV point and a storage cupboard.

Bedroom Two

12' 8" x 8' 8" (3.86m x 2.64m)

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

Bedroom Three

7' 10" x 7' 9" (2.39m x 2.36m)

Double glazed window to the rear, storage cupboard housing boiler and a central heated radiator.

Shower Room

Fitted shower cubicle, tiling, wash hand basin and double glazed window to the rear.

Wc

Low level WC and double glazed window to the rear.

Rear Garden

Slabbed patio area, grass lawn edged with a variety of mature bushes and shrubs, garden shed, green house, and access to the garage to the rear.

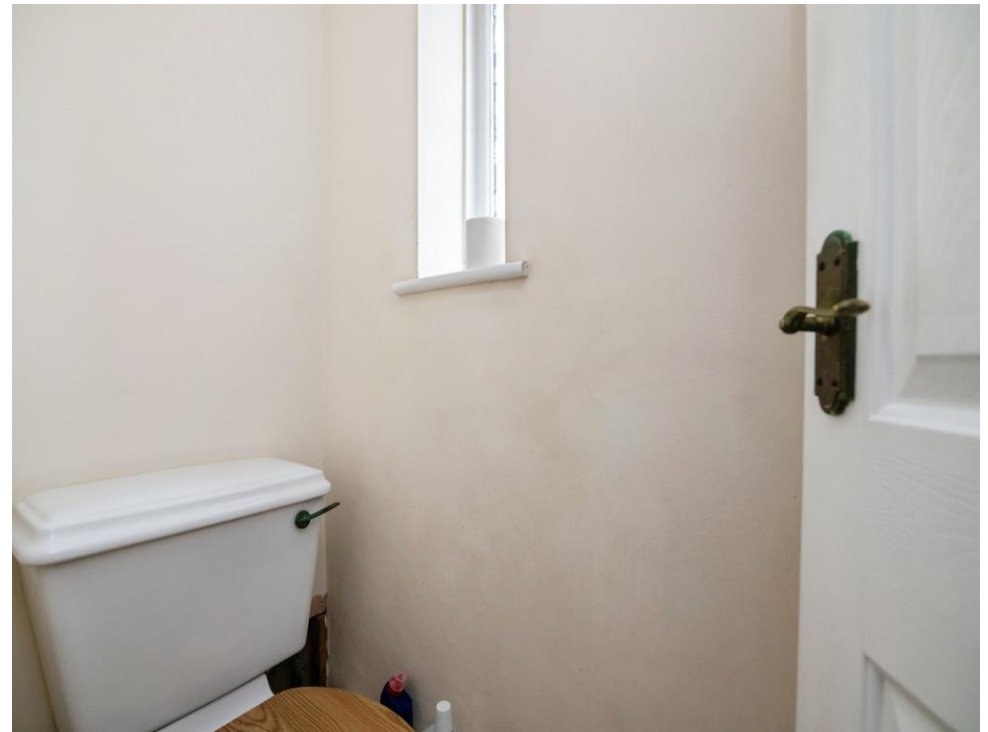
Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Agents Note

There is a easement on the title, please enquire with the branch.









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

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: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311005



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: WBW311005 - 0004