



**Connells**

Maud Road  
West Bromwich



# Maud Road West Bromwich B70 7SS

for sale offers in excess of  
**£225,000**



## Property Description

This very well presented semi-detached is set within a quiet residential location. Maud Road is within the heart of West Bromwich and benefits from having major bus links on Bromford Lane as well as being walking distance to the local train station Sandwell & Dudley. This gives you the best of both worlds of having easy access to West Bromwich Town Centre as well as major Cities like Birmingham and Wolverhampton.

The property itself approaches via a well maintained front garden with the potential of off road parking. As you walk up the steps you are welcomed via a UPVC front door leading to the hallway. You have the benefit of living room to the front, a fitted kitchen, three spacious bedrooms and a fitted bathroom suite. The beautiful rear garden offers a large patio area for seating, lawn with borders with mature plants and shrubs with the additional patio area to the rear of the garden, also benefiting from fitted sheds with sockets and lighting.

THE PROPERTY IS AVAILABLE TO VIEW NOW!

## Entrance Hall

Having a double glazed door to the front, stairs to the first floor, central heated radiator and doors to the kitchen/diner and lounge.

## Lounge

14' 8" x 11' ( 4.47m x 3.35m )

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

## Kitchen/Diner

14' 3" x 9' 2" ( 4.34m x 2.79m )

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, splash back tiling, pantry, central heated radiator, double glazed window to the rear and door to rear garden.

## First Floor Landing

Stairs from the entrance hall, doors to;

## Bedroom One

11' 5" x 10' 11" ( 3.48m x 3.33m )

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

## Bedroom Two

11' 2" x 11' ( 3.40m x 3.35m )

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

## Bedroom Three

7' 1" x 5' 11" ( 2.16m x 1.80m )

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

## Bathroom

Fitted bathroom suite comprising of a fitted panel bath with shower over, wash hand basin, WC and a double glazed window to the

rear.

## Rear Garden

Slabbed and block paved patio area to the front, grass lawn and second patio area to the rear of the garden. Garden shed and a green house.



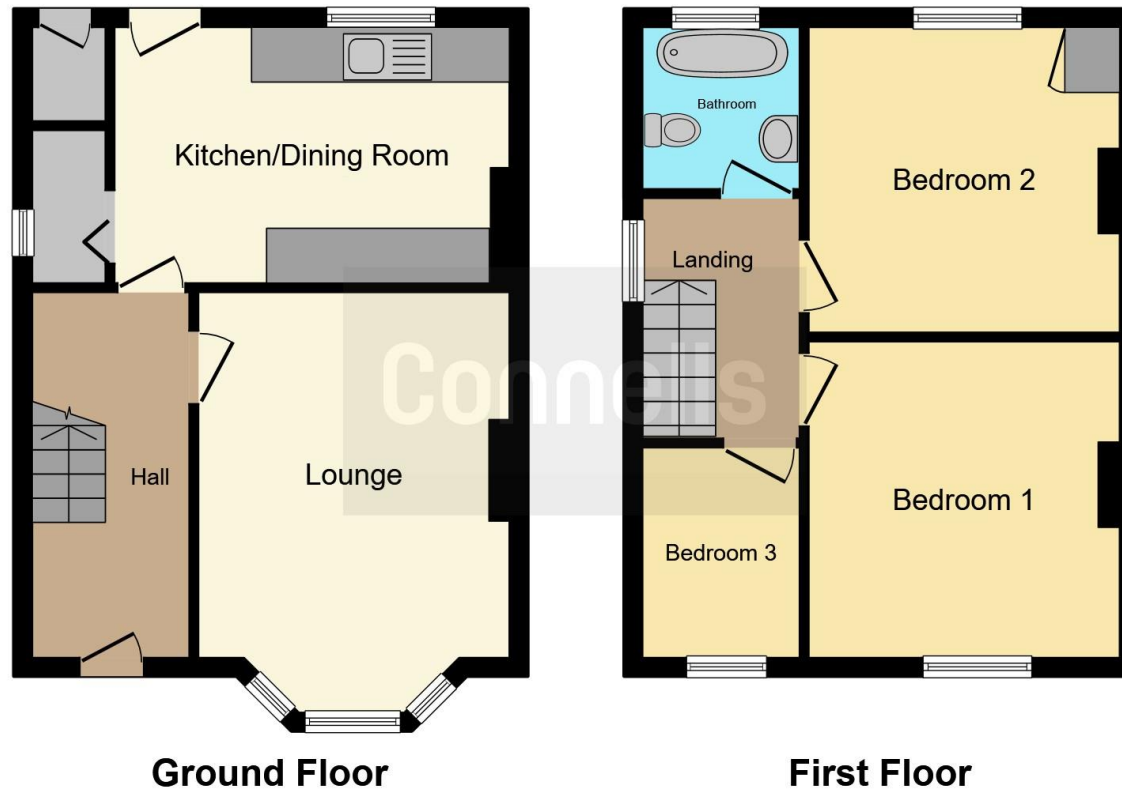












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

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Property Ref: WBW311043 - 0003