



Connells

Claypit Lane
West Bromwich



Property Description

This four bedroom property is situated within a quiet residential part of West Bromwich. With easy access to the town centre itself as well as the bus station and the tram stop Guns Lane. This makes any commute far or near, just that little bit easier on a day to day basis. The town centre offers an array of shops and amenities such as The New Square which is a relatively new shopping complex within the town, as well as all the well known and reliable smaller shops and convenient stores on the high street. The property itself briefly comprises of a large family reception room, a modern fitted kitchen with a downstairs w.c, separate utility. This offers a great space for any home working, hobbies or just another quiet space to relax. To the first floor you have four generously sized bedrooms with the very beneficial upstairs bathroom room and separate en suite. To the rear of the property you have a low maintenance rear garden ideal for pots and plants, potential to extend stp, garage and parking to the rear.

CALL NOW TO ARRANGE YOUR VIEWINGS!

Entrance Hall

Double glazed door and window to the front, stairs to the first floor, and doors to the lounge, kitchen/diner and WC.

Wc

Wash hand basin, splash back tiling low level WC and extractor fan.

Lounge

Double glazed window to the front, central heated radiator, TV point and double glazed french doors to the rear.

Kitchen/Diner

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, integrated oven and hob with cooker hood over, integrated fridge freezer, spotlights to ceiling, double glazed windows to front, side and rear and door to the utility room.

Utility Room

Base units with work surfaces over, washing machine point and double glazed door to the rear garden.

First Floor Landing

Stairs from the entrance hall, double glazed window to the rear, cupboard housing boiler and doors to;

Bedroom One

Double glazed windows to the front and side, central heated radiator and a storage cupboard.

En Suite

Fitted shower cubicle, wash hand basin, low level WC, tiled throughout, double glazed window to the side.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Double glazed windows to the side and rear, fitted panel bath, low level WC, wash hand basin, splash back tiling, heated towel rail and spotlights to the ceiling.

Rear Garden

Slabbed patio area to the front, slabs to the side and grass lawn to the rear.

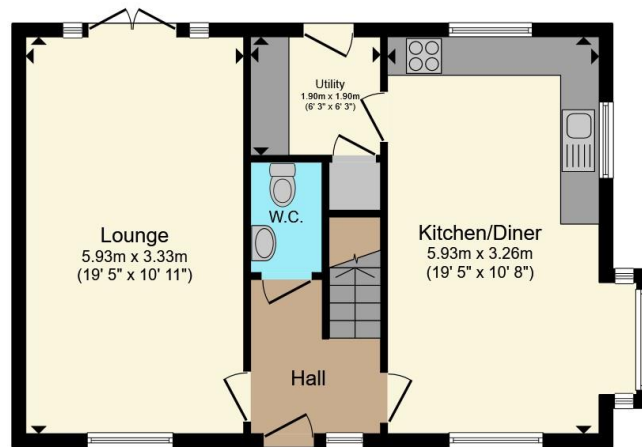
Detached Garage

Detached garage to the rear of the property currently being used as a gym, having an up and over doors to the front, power and lighting.

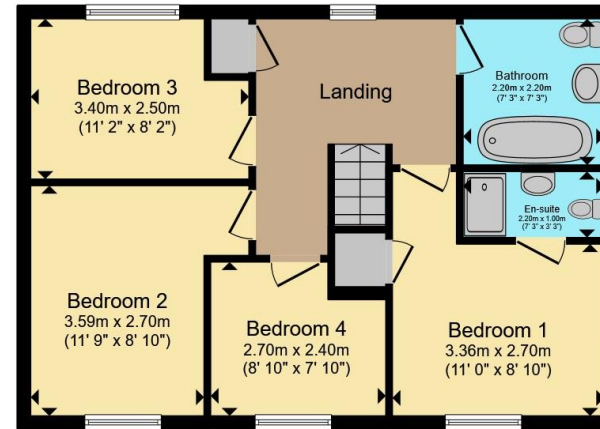








Ground Floor



First Floor

Total floor area 111.7 m² (1,202 sq.ft.) approx

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.propertybox.io

Connells

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: Council Tax
 Awaited Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310961



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: WBW310961 - 0003