



Connells

Lyttleton Street
West Bromwich



Property Description

The development itself was completed toward the end of 2013 which makes the warranty valid until the end of this year! Situated within a quiet residential estate with easy access to local high and primary school, the West Bromwich high street and now the New Square. This gives you an array of shops and amenities all within a short walking distance.

The property itself is split over three floors giving each room more space overall. To the ground floor you have a large and welcoming hallway with access to the downstairs W.C, the modern fitted high spec kitchen and the rear dining/sitting room. To the first floor you have what is currently used as a lounge (this could be used as the 4th bedroom) and large bedroom to the rear as well as a modern fitted bathroom suite. To the second floor you have another two further double bedroom along with a shower room. The rear garden is easy to maintain and with rear access.

PLEASE CALL US TO ARRANGE VIEWINGS!

Wc

Low level WC, wash hand basin and plumbing facilities.

Lounge/diner

14' x 9' 8" (4.27m x 2.95m)

Double glazed doors to the rear, TV point, laminate flooring, radiator and TV points.

Kitchen

11' 11" x 7' 10" (3.63m x 2.39m)

Fully fitted kitchen with a range of wall and base units and work surfaces over, 1.5 bowl sink and drainer, electric oven and gas hob, radiator and double glazed window to the front.

First Floor Landing

Stairs down to entrance hall, loft access, radiator and stairs to second floor landing.

Bedroom Four

13' 11" x 9' 4" (4.24m x 2.84m)

Two double glazed window to the front and radiator.

Bedroom Two

14' x 9' 5" (4.27m x 2.87m)

Two double glazed window to the front and radiator.

Bathroom

Fitted bath, tiled, WC, wash hand basin and radiator.

Second Floor Landing

Stairs down to first floor landing.

Bedroom Three

11' 9" x 9' 8" (3.58m x 2.95m)

Two double glazed window to the rear, built in

wardrobe and radiator.

Bedroom One

13' 11" x 7' 9" (4.24m x 2.36m)

Two double glazed windows to the rear.

Shower Room

Shower cubicle, part tiled, wash hand basin and low level WC.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW306372



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