



**Connells**

Spencer Close  
WEST BROMWICH



### Property Description

Connells are delighted to be marketing this well presented property located in a popular area of West Bromwich. Presented to a good standard throughout, this home deserves a viewing internally to be fully appreciated. This ready to move into three bedroom home is ideal for first time buyers. benefiting from spacious living space and a kitchen diner. The property is situated nearby to schools, shops and commuting links.

Briefly the property comprises; Entrance hallway, lounge and a fitted Kitchen/Diner. The first floor benefits from a modern bathroom and three good sized bedrooms, Externally you will find a block paved driveway providing parking for multiple vehicles and a low maintenance rear garden.

### Living Room

15' x 13' 9" ( 4.57m x 4.19m )

Double glazed door and window to the front, radiator, TV point and doors to kitchen/dining room and rear hall.

### Kitchen/Dining Room

22' 4" x 7' 8" ( 6.81m x 2.34m )

Open plan kitchen/diner composing of a fitted kitchen with a range of wall and base units with work surfaces over, sink and drainer, part tiled, integral gas hob, electric oven, plumbing and space for washing machine, double glazed windows to the rear and front and door to rear hall.

### Hall

Two storage cupboards and, door to WC, lounge, kitchen/dining room and stairs to first floor.

### Wc

WC, wash hand basin and radiator.

### First Floor Landing

Stairs from entrance hall, storage cupboard housing water tank and doors to;



## Bedroom One

12' 2" x 10' 7" ( 3.71m x 3.23m )

Double glazed window to the rear, radiator, BT point and built in wardrobes.

## Bedroom Two

13' 8" x 8' 2" ( 4.17m x 2.49m )

Double glazed window to the rear, built in wardrobes, radiator and loft access.

## Bedroom Three

5' 9" x 8' 7" ( 1.75m x 2.62m )

Double glazed window to the front, built in wardrobes and radiator,

## Store Room

3' 4" x 4' ( 1.02m x 1.22m )

Fitted wardrobes.

## Shower Room

Corner shower cubicle, wash hand basin, WC, radiator and double glazed window to the front.

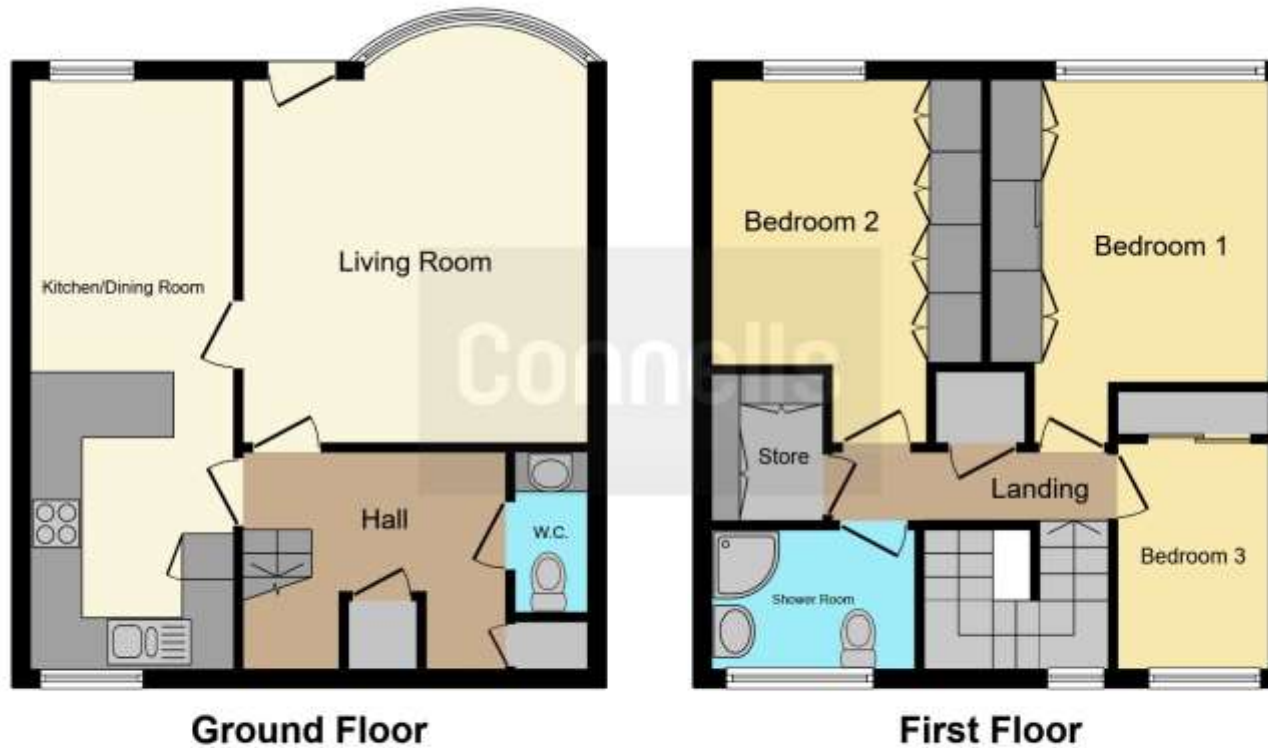
## Rear Garden

Block paved and graveled.









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)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WBW309833](http://connells.co.uk/Property/WBW309833)**

Tenure: Freehold



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