



**Connells**

Wiltshire Way  
West Bromwich





## Property Description

This family homes offers the perfect opportunity to either get you on the property ladder or for the next step up for you family home. Wiltshire Way is set within a key location in West Bromwich with both period and ex council buildings and open green spaces to enjoy. You have sandwell and general hospital on the main All Saints Way along with several bus stops. This give you access to either West Bromwich town centre or Birmingham City Centre with ease! Within West Bromwich you have the high street with an array of shops and amenities along with New Square Shopping Centre.

The property itself benefits from a large spacious lounge, kitchen diner, downstairs W.C, utility room. family sized rear garden, family bathroom and generously sized bedrooms.

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## Front Garden

Lawned and pathway to the entrance.

## Entrance Hall

Single glazed door to the front, double glazed window to the side, understairs storage, stairs to first floor and doors to lounge and kitchen.

## Lounge

10' 1" x 12' 5" ( 3.07m x 3.78m )

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

## Dining Room

12' 5" x 11' 11" ( 3.78m x 3.63m )

Two double glazed window to the rear, double glazed door to the rear and central heated radiator.

## Kitchen

11' 2" x 8' 2" ( 3.40m x 2.49m )

Fitted kitchen compromising of a range of wall and base units with work surfaces over, splashback tiling, stainless steel sink and drainer, integral electric oven, gas hob with cooker good over, plumbing points, boiler, central heating boiler, central heated radiator, doors to lean to and lounge.

## Lean To

8' 8" x 11' ( 2.64m x 3.35m )

Double glazed window to the rear elevation, patio door to garden, a range of work surfaces and door to WC and storage room.

## Wc

Double glazed window to the side and low level WC.

## Landing

Double glazed window to the front, stairs from entrance hallway, loft access and storage cupboard.

### Bedroom One

10' 9" x 12' 3" ( 3.28m x 3.73m )

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

### Bedroom Two

8' 7" x 12' 4" ( 2.62m x 3.76m )

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

### Bedroom Three

8' 6" x 7' 10" ( 2.59m x 2.39m )

Double glazed window to the rear and central heated radiator.

### Shower Room

Double glazed window to the side, part tiled, fitted shower cubicle, low level WC, wash hand basin, heated towel rail and extractor fan.

### Rear Garden

Slabbed patio area to the front, grass lawn to the rear with slabbed pathway to the centre.















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To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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