



Connells

Marsh Lane
West Bromwich

Marsh Lane West Bromwich B71 2DL

for sale
£220,000



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. Heath Lane is set within a key location in West Bromwich with period 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 large spacious lounge, fitted kitchen diner, family sized rear garden, generously sized bedrooms and the potential for off road parking.

CALL NOW TO ARRANGE YOU VIEWINGS!

Frontage

Lawned front garden edged with a wall and a pathway to leading down to the entrance of the property.

Entrance Hall

Having a double glazed door to the front, stairs to the first floor and door to the living room.

Living Room

13' 4" x 12' 9" (4.06m x 3.89m)

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

Kitchen

10' x 8' 4" (3.05m x 2.54m)

Fully fitted kitchen compromising of a range of a wall and base units with work surfaces over, stainless steel sink and drainer, splash back tiling, integrated oven and hob, wall mounted boiler, pantry storage, door to the conservatory and bathroom.

Bathroom

Double glazed window to the rear, fitted shower cubicle, wash hand basin, WC and central heated radiator.

Lean To

12' 6" x 6' 1" (3.81m x 1.85m)

Windows to the side and rear and door to the rear garden.

First Floor Landing

Stairs from the entrance hall and doors to;

Bedroom One

13' x 10' 1" (3.96m x 3.07m)

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

Bedroom Two

11' 8" x 8' 5" (3.56m x 2.57m)

Double glazed window to the rear and central heated radiator.

Bedroom Three

8' 6" x 7' 6" (2.59m x 2.29m)

Double glazed window to the rear and central heated radiator.

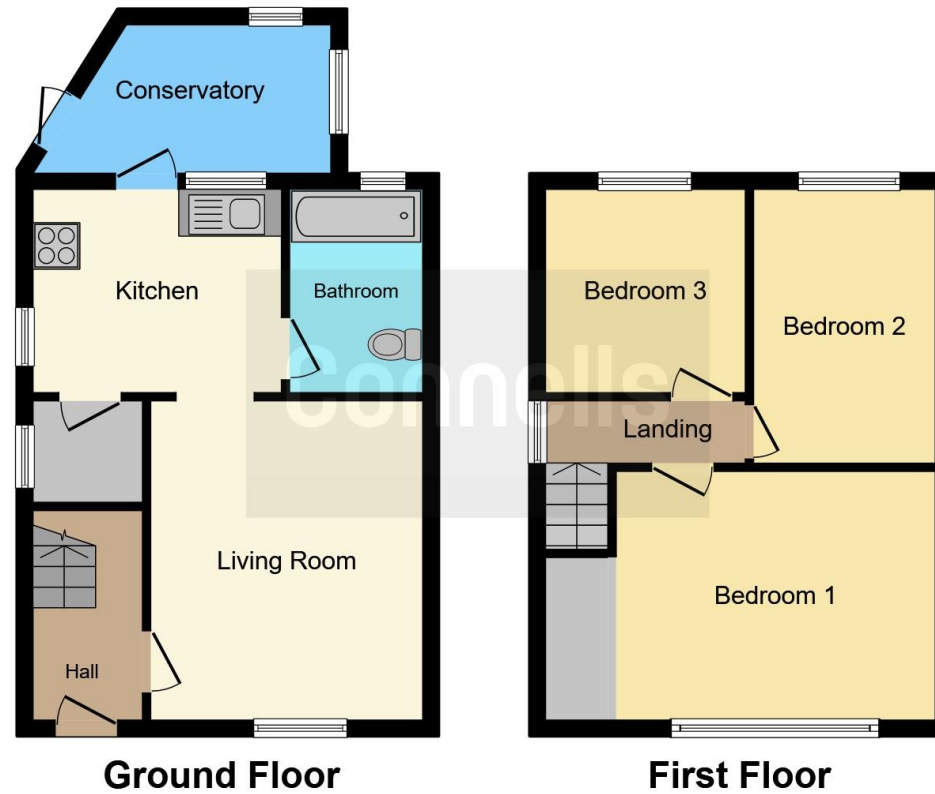
Rear Garden

Slabbed and lawned areas, garden shed and vehicle access.









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

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: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310944



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: WBW310944 - 0002