



Connells

37c Phoenix Street
WEST BROMWICH

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WEST BROMWICH B70 0AE

for sale offers in the region of
£220,000



Property Description

This nearly new semi-detached family home has recently been built and benefits from being within its 10 year warranty. The property itself is nestled in between the M5 and M6 giving great commute links for wherever you are based for work. You have West Bromwich New Square within a 5 minute drive with an array of shops and amenities, as well as Birmingham City Centre around a 20 minute drive away. You have both secondary and primary schools within walking distance too!

The property is finished to a high standard throughout with a high spec finished kitchen diner, downstairs toilet, large living space to the front, two double bedrooms with a family bathroom and additional storage on the landing and access to the loft space.

CALL US NOW TO ARRANGE YOUR VIEWINGS!

On Approach

Block paved and slabbed driveway providing ample parking.

Entrance Hall

Having a double glazed door to the front, fuse board, stairs to the first floor and door to the lounge.

Lounge

13' 4" x 9' 6" (4.06m x 2.90m)

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

Kitchen/Diner

12' 7" x 8' 6" (3.84m x 2.59m)

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, space and plumbing for washing machine, integrated dishwasher, integrated electric oven and hob with cooker hood over, wall mounted boiler, central heated radiator, double glazed window to the rear and french doors opening to the rear garden.

Wc

Double glazed window to the side, wash hand basin, WC and a central heated radiator.

First Floor Landing

Stairs from the entrance hall, loft access, storage cupboard and doors to;

Bedroom One

12' 9" x 10' 9" (3.89m x 3.28m)

Having two double glazed windows to the front, a central heated radiator and a built in storage cupboard.

Bedroom Two

12' 8" x 8' 8" (3.86m x 2.64m)

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

Family Bathroom

Fitted bathroom suite composing of a fitted panel bath with shower over, shower screen, tiling to splash prone areas, wash hand basin, low level WC, extractor fan and a double glazed window to the side.

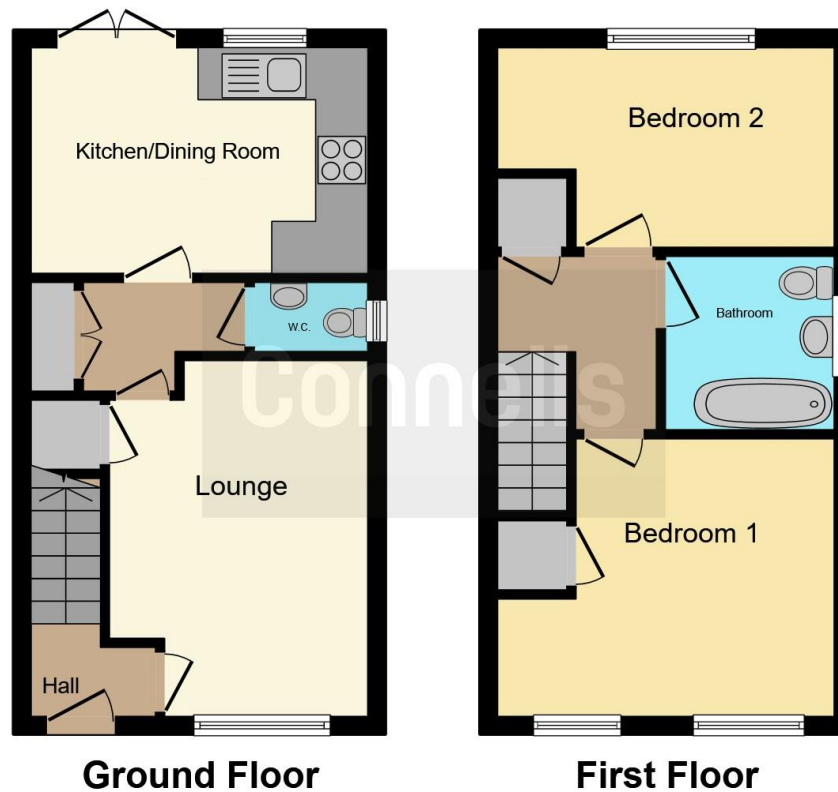
Rear Garden

Slabs and a grass lawn with a gate to the side.









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

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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310964



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