

for sale

offers in excess of **£280,000**



New Road West Bromwich B70 9BQ

Connells are pleased to offer this four bedroom detached house in a sought after area in West Bromwich, viewing is essential to appreciate the size and condition of this stunning property. Ideal for first time buyers, families or investor landlords as a great rental opportunity.



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Entrance Hall

Double glazed door to front, radiator, laminate flooring and door to kitchen, lounge and downstairs WC.

Downstairs Wc

Double glazed window to side, WC, wash hand basin, radiator and partly tiled.

Lounge

16' max x 11' 1" into doorway (4.88m max x 3.38m into doorway)

Double glazed french doors to rear, two radiators and storage cupboard.

Kitchen

13' 3" x 8' 7" (4.04m x 2.62m)

Double glazed window to front, door to entrance hall, fitted kitchen with array of wall and base units with work surfaces over, 1/1/2 bowl stainless steel sink and drainer, double electric oven, gas hob with cooker hood over, radiator and integrated washing machine, dish washer and fridge freezer.

First Floor Landing

Stairs from entrance hall, stairs to second floor, double glazed window to side, cupboard, radiator and doors to all rooms.

Bedroom One

15' 11" max x 9' 1" max (4.85m max x 2.77m max)

Two double glazed windows to front, radiator, telephone and TV



point.

Bedroom Two

16' 1" x 7' 3" (4.90m x 2.21m)

Two double glazed windows to rear, radiator, telephone and TV point.

Bathroom

Double glazed window to side, heated towel rail, bath with mixer taps and shower, wash hand basin, extractor fan, WC, shaver point, spotlights and partly tiled.

Second Floor Landing

Double glazed window to side, radiator, loft access and doors to all rooms.

Bedroom Three

16' 1" max x 8' 4" max (4.90m max x 2.54m max)

Two double glazed windows to the rear, radiator, telephone and TV point.

Bedroom Four

16' into wardrobes x 10' 1" (4.88m into wardrobes x 3.07m)

Two double glazed windows to front, built in wardrobes, radiator, telephone and TV point and airing cupboard housing the central heating boiler.

Bathroom

Shower cubicle, wash hand basin, extractor fan, WC, shaver point, heated towel rail, spotlights and partly tiled.

Front Garden

Bricked driveway, slabbed pathway and grass lawn to left and right side and access to garage.

Rear Garden

Slabbed patio with pathway leading to rear of garage and grass lawn to rear.

Garage

18' 7" x 9' 2" (5.66m x 2.79m)

Up and Over doors, double glazed door to rear, power and light.





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).
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Property Ref: WBW307706 - 0004

Tenure: Freehold

EPC Rating: B

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