



**Connells**

Irvan Avenue  
West Bromwich



## 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.

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## Approach

Set back from the roadside the frontage consists of a manageable front garden laid mainly to lawn alongside a paved pathway, while a side gate provides convenient access to the rear.

## Entrance Hall

Featuring a double glazed door to the front, stairs lead to the first floor landing and door leading into the lounge.

## Lounge

Featuring a double glazed window to the front, a central heated radiator, under stairs storage cupboard and door leading into the kitchen.

## Kitchen/Diner

Fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, plumbing point, integrated oven and hob, fitted cooker hood, central heated radiator, double glazed window to the rear and french doors to the rear garden.

## First Floor Landing

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

## Bedroom One

Featuring a double glazed window to the front and a central heated radiator.

## Bedroom Two

Featuring a double glazed window to the rear and a central heated radiator.

## Bathroom

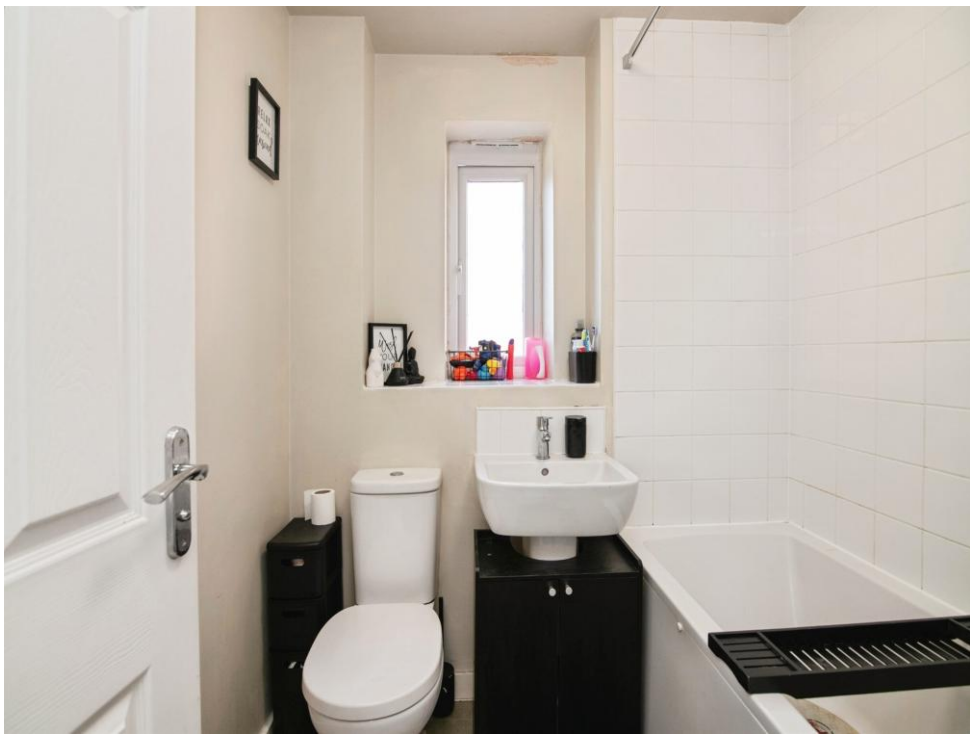
Fitted bathroom suite comprising of a fitted panel bath with shower over, wash hand basin, low level WC, extractor fan, partial tiling, central heated radiator and a double glazed window to the side.

## Rear Garden

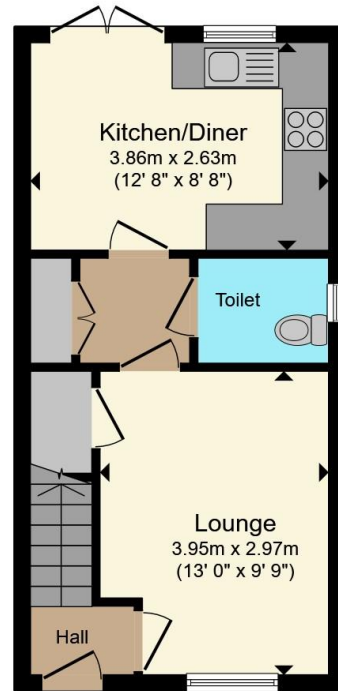
A well-proportioned outdoor space, featuring a slabbed patio area to the front—ideal leading through to a generous grass lawn positioned to the rear. The garden is divided by a low-level picket fence, creating a practical separation while maintaining an open feel.

Side gated access provides convenient access to the front of the property.

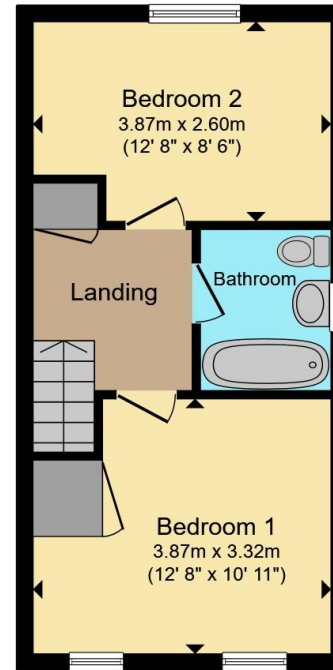








**Ground Floor**



**First Floor**

Total floor area 63.6 m<sup>2</sup> (685 sq.ft.) approx

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.propertybox.io



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EPC Rating: B Council Tax  
 Band: B

Tenure: Freehold

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Property Ref: WBW311508 - 0002