



Connells

Kesteven Road
West Bromwich



Property Description

This beautifully presented DETACHED HOME is set within a quiet residential location. Living on Kesteven Road (B71 1JH) offers an ideal blend of quiet residential life, excellent education, and easy commuting. You are located right on the doorstep of Sandwell Valley Country Park, providing instant access to 660 acres of beautiful walking trails, cycling paths, and a dedicated RSPB nature reserve. Families benefit heavily from the location with excellent educational establishments from primary schools to colleges. For daily life, local convenience shops are just around the corner, while the extensive retail, dining, and entertainment options at New Square Shopping Centre are only a brief drive away. Finally, excellent road links and close proximity to the M5 motorway, bus and tram links makes traveling into central Birmingham or across the West Midlands exceptionally straightforward.

The property itself approaches via drop curb giving access for ample off road parking. The property has a light and spacious entrance hall leading with access to the downstairs W.C and to the large family reception room, second reception/dining room and modern fitted kitchen diner. You have a beautifully landscaped rear garden perfect for families and being low maintenance. To the first floor you have a three spacious bedrooms, en suite to the master and a modern fitted bathroom suite. The property offers no upward chain so call us today to arrange your viewings!

On Approach

Irregular Shaped Room x (x)

Set back from the roadside, the property benefits from a generous driveway providing ample off-road parking for multiple vehicles. Access to the property is gained via a welcoming entrance hall, while a side gate provides convenient access to the rear garden.

Entrance Hall

A double glazed door provides access to the front, with a central heating radiator and stairs rising to the first floor, along with doors leading to:

Reception Room

Featuring a double glazed window to the front, a central heating radiator, and a useful understairs storage cupboard.

Utility Room

Featuring a double glazed window to the front, this room benefits from a work surface, fitted wall units, and a plumbing point.

Wc

A fitted suite comprising a low-level WC and wash hand basin, complemented by tiled splashbacks and a chrome heated towel rail.

Kitchen/Diner

A stylish and contemporary open-plan kitchen/dining space, finished to a high standard throughout. The kitchen is fitted with a range of modern wall and base units in a sleek wood-effect finish, complemented by contrasting work surfaces and a striking tiled splashback.

Integrated Bosch appliances include an oven and microwave, with a gas hob and feature extractor hood. The dining area is conveniently positioned alongside, offering space for a family dining table and chairs while double glazed double glazed french doors provide access to the garden.

First Floor Landing

Stairs rise from the entrance hall to the first-floor landing, which provides access to the loft, a storage cupboard, and doors leading to:

Bedroom One

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

Ensuite

Featuring a fitted shower cubicle, wash hand basin with fitted vanity unit, low level WC, and partial tiling to splash prone areas.

Bedroom Two

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

Bedroom Three

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

Shower Room

Featuring a fitted shower cubicle, a wash hand basin set within a vanity unit, and a low-level WC, complemented by partial tiling to splash-prone areas and a double glazed window to the front.

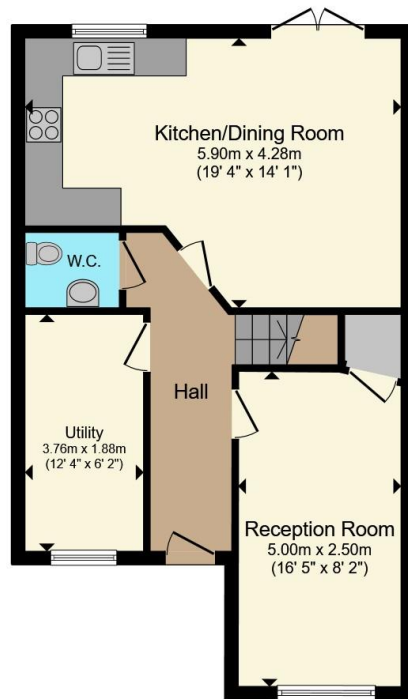
Rear Garden

A generously sized and well-maintained rear garden, featuring a substantial patio area ideal for outdoor dining and seating. Beyond, an artificial lawn extends to the rear, bordered by fencing and offering a low-maintenance outdoor space. The garden further benefits from gated side access leading to the front of the property.

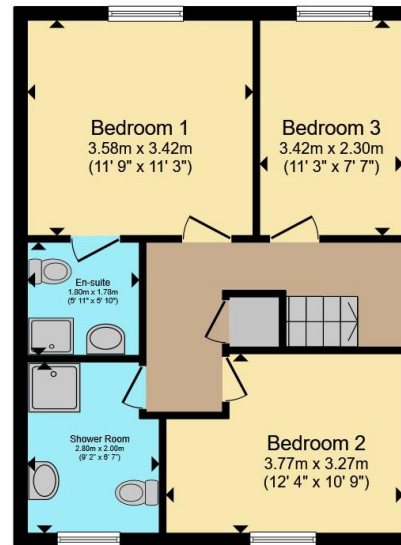








Ground Floor



First Floor

Total floor area 102.6 m² (1,104 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



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: C Council Tax
 Band: Deleted

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311495



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: WBW311495 - 0004