



Connells

Legge Street
West Bromwich



Property Description

This Victorian property offers the perfect opportunity to upsize while also having everything you need right on your doorstep. Legge Street is located just a stones throw away from the High Street and the New Square giving you an array of shops and amenities. Within a short walking distance you have the Bus Station as well as several Tram Stops giving you access to local towns as well as Birmingham City Centre!

The property is finished to a high standard through out with a two generously sized reception rooms, kitchen, three bedrooms, with a downstairs bathroom and a conservatory to the rear. The property would be the ideal starter home or a potential investment opportunity with the rent being high within the area!

CALL US NOW TO ARRANGE YOUR VIEWINGS.

On Approach

Set back from the roadside having a slabbed pathway leading to share entrance.

Lounge/Diner

12' 6" x 12' 3" (3.81m x 3.73m)

Having a door to the side, central heated radiator and stairs to the first floor.

Reception Room

14' 6" x 12' 6" (4.42m x 3.81m)

Double glazed window to the front, gas fire and a central heated radiator.

Sun Room

7' 3" x 6' 7" (2.21m x 2.01m)

Having a window to the side and double glazed doors to the rear.

Kitchen

12' 4" x 8' 7" (3.76m x 2.62m)

Fitted kitchen comprising of a range of wall and base units with work surfaces over, splash back tiling, sink and drainer, central heated radiator and a double glazed window to the side.

Ground Floor Shower Room

Having a double glazed window to the side walk in shower, wash hand basin, WC, heated towel rail and part tiling.

First Floor Landing

Stairs from the lounge/diner, storage cupboard and doors to;

Bedroom One

12' 5" x 12' 2" (3.78m x 3.71m)

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

Bedroom Two

12' 3" x 9' 11" (3.73m x 3.02m)

Double glazed window to the rear and a central heated radiator

Bedroom Three

12' 3" x 6' (3.73m x 1.83m)

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

Rear Garden

Low maintenance outside space being slabbed throughout and a outside tap.









Ground Floor First Floor

Total floor area 98.6 m² (1,062 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

Connells

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: E Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311080



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: WBW311080 - 0002