



Connells

Arthur Street
West Bromwich



Property Description

Nestled within a popular residential cul-de-sac, this impressive three bedroom detached home has the potential to be a forever home or even a potential first time purchase for buyers looking to get onto the property ladder. The property also presents further scope for personalisation and enhancement, subject to any necessary consents. Being within walking distance to major bus link on the high street, as well as the local tram stop in Guns Village. Being just a stones throw away from Holy Trinity Primary School as well as Sandwell College.

The accommodation briefly comprises of a generously proportioned lounge, large kitchen diner and direct access into the garden. Access to the garage which could be converted to another room or a utility. To the first floor are three generously sized bedrooms with and a family bathroom. Externally, the rear garden offers a pleasing balance of patio seating and lawn however will need some TLC to get it back to its best. To the front, a dropped curb provides off-road parking leading to a garage.

AVAILABLE WITH NO UPWARD CHAIN SO CALL NOW!

Approach

The property is approached via drop curb giving access for off road parking with the access to the garage and front entrance.

Hallway

With a door to the front, stairs rising to the first floor and door to the lounge.

Lounge

13' 1" x 12' 2" (3.99m x 3.71m)

With a double glazed bay window to the front, a gas central heated radiator, tv and tel points and a door leading to the kitchen diner.

Kitchen Diner

16' 5" x 9' 2" (5.00m x 2.79m)

With a range of wall and base units with inset sink drainer, fitted oven and hob, cooker hood over, plumbing points, wall mounted boiler, break fast bar, patio doors opening up to the garden, door leading to the garage.

Garage

18' 1" x 8' 10" (5.51m x 2.69m)

With an up and over door to the front and a door to the rear leading to the garden.

Landing

With stairs rising from the entrance hall and doors leading to all three bedrooms and the bathroom.

Bedroom One

10' 2" x 7' 7" (3.10m x 2.31m)

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

Bedroom Two

11' 7" x 10' 2" (3.53m x 3.10m)

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

Bedroom Three

8' 10" x 7' 3" (2.69m x 2.21m)

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

Bathroom

A bathroom suite to comprise of a bath with shower fitting, low level W.C and wash hand basing.

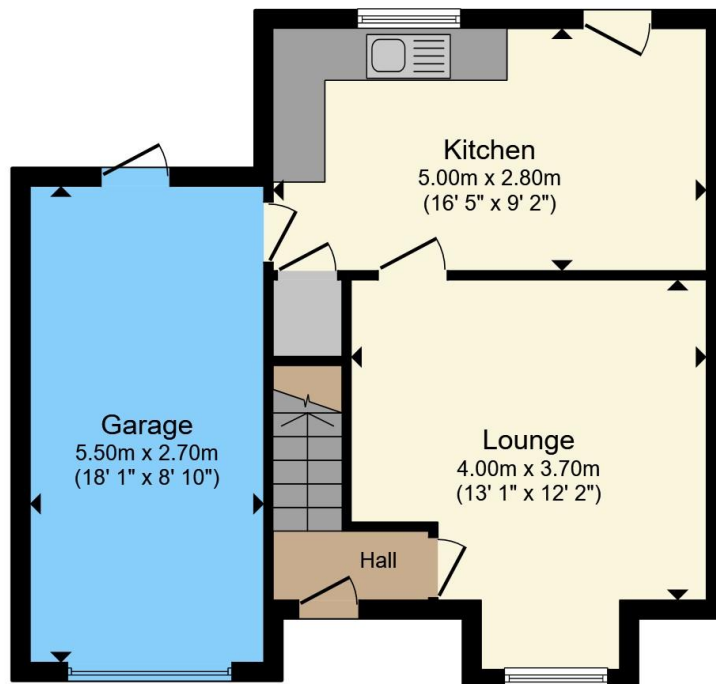
Rear Garden

The garden is an average size however does need some clearing as its currently over grown.

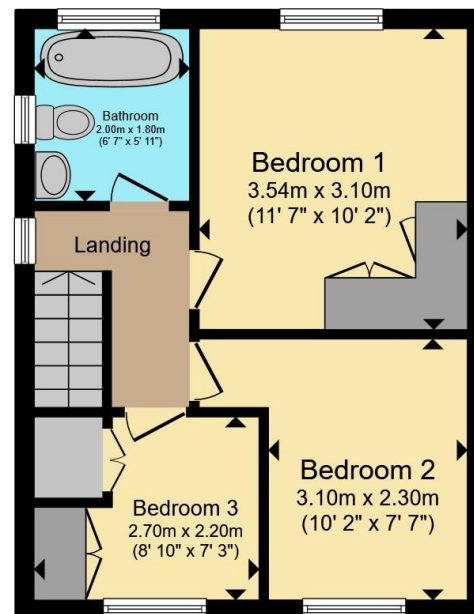








Ground Floor



First Floor

Total floor area 82.6 m² (889 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: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBW309294



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