



Connells

Edwin Phillips Drive
West Bromwich



Property Description

This beautifully presented DETACHED HOME is set within a quiet residential location. Edwin Philips Drive is within the heart of West Bromwich and benefits from having major bus links on Hill Top as well as being walking distance to the local tram stop Black Lake. This gives you the best of both worlds of having easy access to West Bromwich Town Centre as well as major Cities like Birmingham and Wolverhampton.

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

Approach

To the front you have a dropped curb giving access for off road parking with access to the garage and entrance hall.

Hall

With a door to the front and door to the lounge.

Lounge

14' 10" x 11' 2" (4.52m x 3.40m)

With a double glazed window to the front, TV point, fire place, gas central heated radiator and door to the hallway.

Kitchen

19' 8" x 9' (5.99m x 2.74m)

A kitchen diner with a range of wall and base unit with a fitted oven and hob, sink, plumbing points, gas central heated radiator and patio doors leading to the rear garden.

W.C

With a low level W.C.

Landing

With stairs rising from the hallway and access to all three bedrooms and the bathroom.

Bedroom One

11' 11" x 10' 1" (3.63m x 3.07m)

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

En Suite

A fitted suite to comprise of shower cubicle, low level w.c, wash hand basing and a gas central heated radiator.

Bedroom Two

11' 6" x 9' 6" (3.51m x 2.90m)

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

Bedroom Three

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

Garage

16' 6" x 8' 2" (5.03m x 2.49m)

With an up and over door, power and lights.

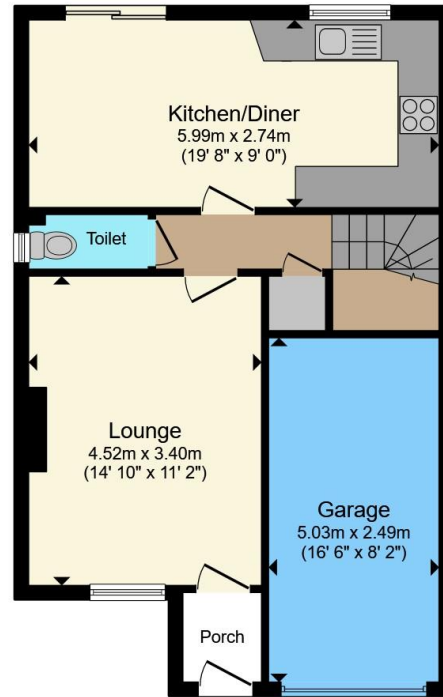
Rear Garden

With a patio area for seating, gated side access and lawn beyond.

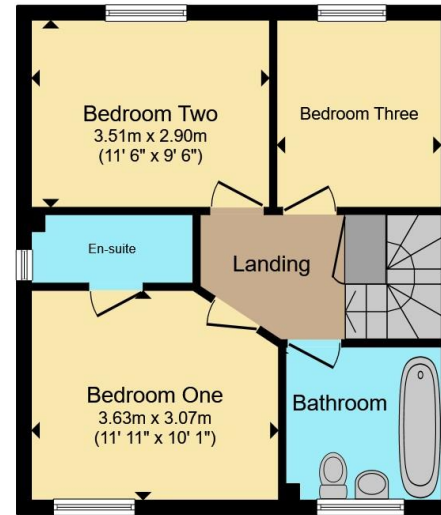








Ground Floor



First Floor

Total floor area 95.0 m² (1,023 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

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EPC Rating: C Council Tax
 Band: Deleted

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311357



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