



Connells

Wattle Road
West Bromwich

Wattle Road West Bromwich B70 9BL

for sale
£220,000



Property Description

This two bedroom property is situated within a quiet residential part of West Bromwich. With easy access to the town centre itself as well as the bus station and the tram stop West Bromwich Central. This makes any commute far or near, just that little bit easier on a day to day basis. The town centre offers an array of shops and amenities such as The New Square which is a relatively new shopping complex within the town, as well as all the well known and reliable smaller shops and convenient stores on the high street. The property itself briefly comprises of a large family reception room, a modern fitted kitchen with a downstairs w.c. This offers a great space for any home working, hobbies or just another quiet space to relax. To the first floor you have two generously sized bedrooms with the bathroom. To the rear of the property you have a low maintenance rear garden ideal for pots and plants.

CALL NOW TO ARRANGE YOUR VIEWINGS!

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

On Approach

Set back from the roadside, the property benefits from a driveway providing ample off road parking. A side gate provides convenient access to the rear garden.

Entrance Hall

Featuring a double glazed door to the front, stairs to the first floor landing, a central heated radiator and doors leading to;

Kitchen

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, splash back tiling, sink and drainer, fitted hob and cooker hood, space and plumbing for washing machine, ceiling spotlights, a central heated radiator and a double glazed window to the front.

Lounge/Diner

Featuring a double glazed french doors leading to the rear garden, a central heated radiator and storage cupboard,

Wc

Featuring a low level WC, wash hand basin with splash back tiling and a central heated radiator.

First Floor Landing

Stairs rising from the entrance hallway and doors leading to;

Bedroom One

Featuring a Juliet balcony to the front, a central heated radiator and a door leading to the ensuite.

Ensuite

Featuring a fitted shower cubicle, wash hand basin, low level WC, a central heated radiator, complimentary tiling and an extractor fan.

Bedroom Two

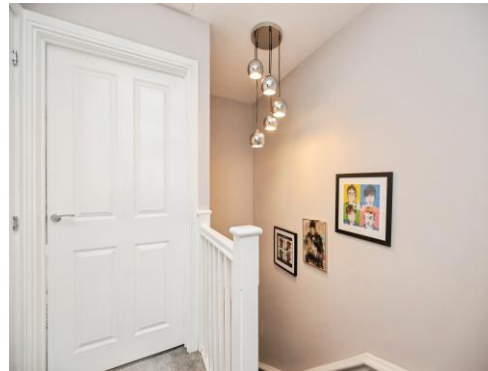
Featuring a double glazed window to the rear and a central heated radiator.

Bathroom

Featuring a fitted panel bath with shower over, wash hand basin, low level WC, heated towel rail, complimentary tiling and a double glazed window to the rear.

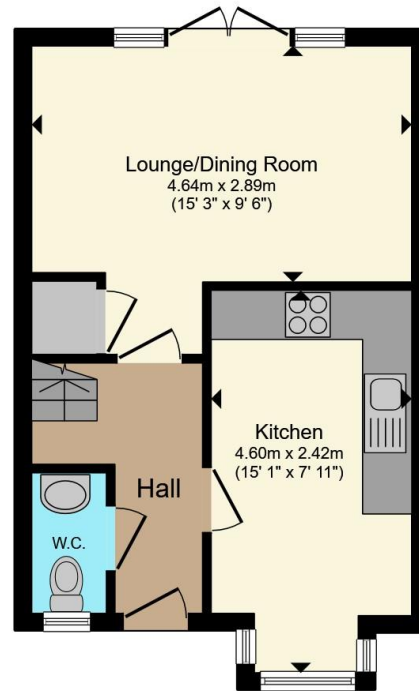
Rear Garden

Well maintained, enclosed rear garden featuring a well-kept lawn, attractive decorative borders and a stylish seating area beneath a timber pergola.

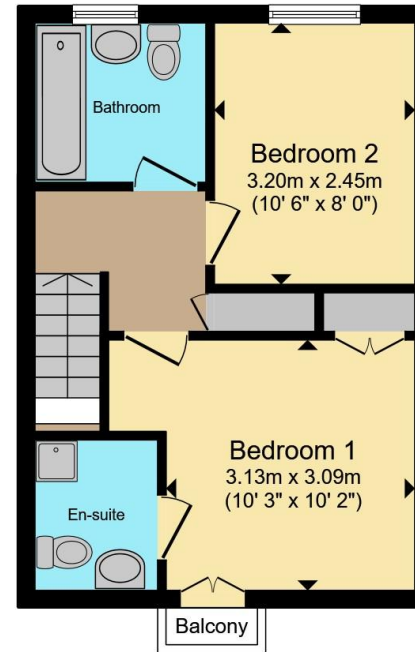








Ground Floor



First Floor

Total floor area 65.4 m² (704 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

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 WEST BROMWICH B70 8NS

EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311589



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.

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