



Connells

Burlington Road
West Bromwich

Burlington Road West Bromwich B70 6LD

for sale offers in the region of
£220,000



Property Description

Connells West Bromwich are delighted to present this well-proportioned three-bedroom semi-detached property to the market.

Ideally located close to the bus routes along Birmingham Road, this family home offers convenient access to local amenities, well-regarded schools, and excellent transport links, making it an ideal choice for families and commuters alike.

This spacious home offers well-presented accommodation throughout, briefly comprising an entrance hall, two generous reception rooms, a modern fitted kitchen, and a ground floor family bathroom. To the first floor are two spacious double bedrooms, one of which benefits from an en-suite shower room. Stairs rise to the converted loft bedroom, which is further enhanced by a separate WC, providing versatile accommodation ideal for a growing family.

Externally, the property benefits from a low-maintenance rear garden and an outbuilding, offering useful additional storage space.

Early viewing is highly recommended to fully appreciate the size, location, and potential of this fantastic family home.

On Approach

Set back from the roadside the property benefits from a low-maintenance front forecourt and side access to the rear garden.

Entrance Hall

Featuring a double glazed door to the front, central heated radiator and doors to the doors leading to the reception room and lounge.

Reception Room

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

Lounge

Featuring a double glazed window to the rear, central heated radiator, stairs to the first floor and door to the kitchen.

Kitchen

A modern galley-style kitchen fitted with a range of wall and base units, complemented by wood-effect work surfaces and stylish metro-tile splashbacks. The kitchen features an inset sink and drainer with mixer tap, integrated oven with gas hob and extractor hood over, and space for additional appliances. Additional features include a double glazed window to the side, central heated radiator and a door leading to the ground floor bathroom and the rear garden.

Ground Floor Bathroom

White three-piece suite comprising a panelled bath with shower over, low-level WC, and wash hand basin, complemented by contemporary wall finishes and tiled surrounds. The room further benefits from a double-glazed side-facing window along with a central heating radiator.

First Floor Landing

Stairs rising from the lounge, doors to bedrooms and stairs to the second floor.

Bedroom Two

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

Ensuite Shower Room

Contemporary shower room fitted with a modern shower enclosure, vanity wash hand basin with storage beneath, and a low-level WC. The suite is complemented by stylish chrome fittings and attractive marble-effect wall tiling.

Bedroom Three

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

Bedroom Three

Versatile loft room benefiting from a Velux window benefiting from its own WC.

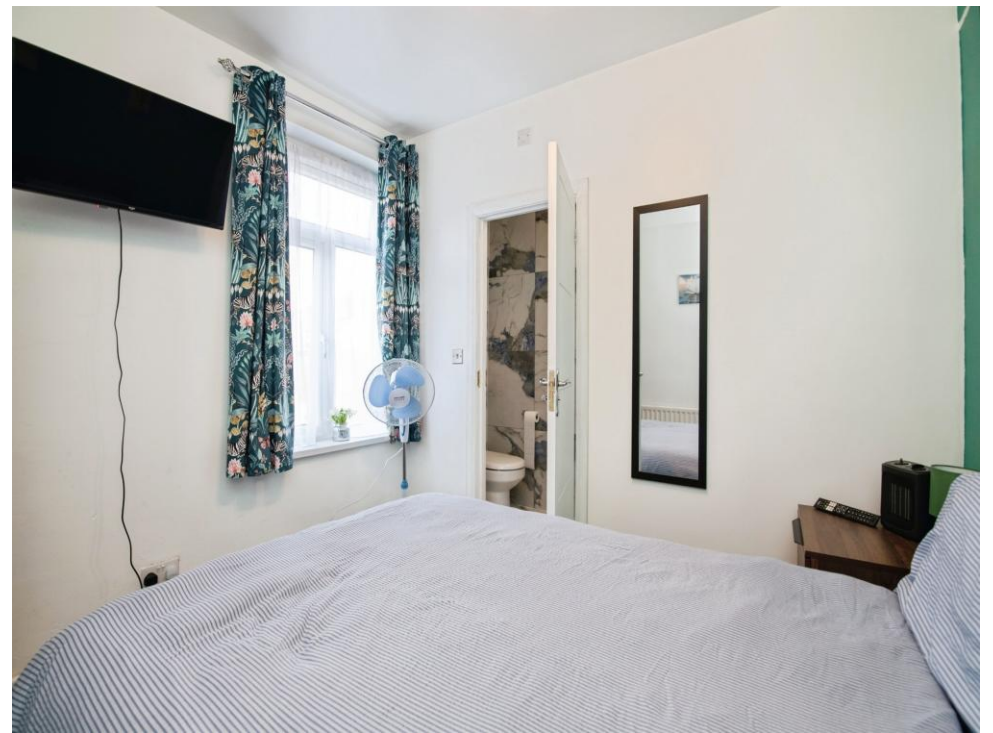
Wc

Low level WC.

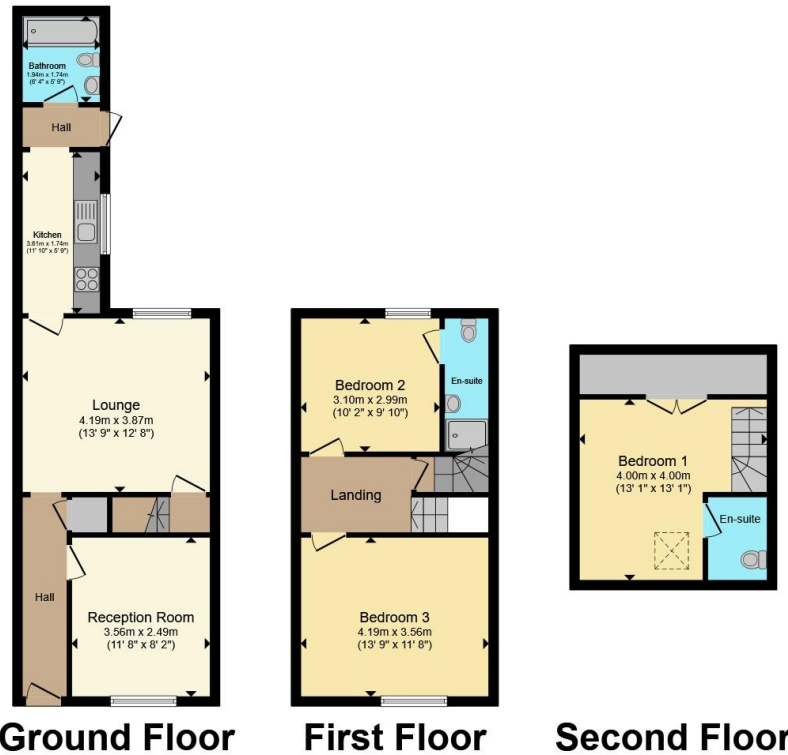
Rear Garden

Low-maintenance rear garden, paved throughout for ease of upkeep. The garden also benefits from access to a useful outbuilding featuring double-glazed French doors and a double-glazed window, offering versatile additional space suitable for a variety of uses.









Total floor area 103.7 m² (1,116 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: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311547



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