



Connells

Wilford Road
WEST BROMWICH



Property Description

This beautifully presented home is set within a key residential location. Wilford Road is within the heart of West Bromwich and benefits from having major bus links on All Saints as well as being walking distance to the local tram town centre tram stop. 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 is accessed via dropped curb giving the benefit of off road parking, step up to entrance porch then leading top the spacious front living room. To the rear of the ground floor you have a dining room with an extended rear garden. The garden offers an easy to maintain space. The first floor offers two double bedrooms with a fitted bathroom suite.

OFFERING NO UPWARD CHAIN SO CALL US NOW TO ARRANGE YOU VIEWING!

Entrance Porch

Door the side, window to the front and door to the entrance hall.

Entrance Hall

Door from the porch, stairs to the first floor and door to the first reception room.

Reception Room

Double glazed window to the front and door to the lounge/diner.

Lounge/Diner

Double glazed window to the rear, central heated radiator and arch to the kitchen.

Kitchen

9' 1" x 6' 10" (2.77m x 2.08m)

Fitted kitchen compromising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, splash back tiling, space and plumbing for washing machine, integrated hob and oven, double glazed window to the rear and double glazed door to the side.

First Floor Landing

Stairs rising from the entrance hall and doors to;

Bedroom One

12' x 11' 7" (3.66m x 3.53m)

Double glazed window to the front.

Bedroom Two

9' 4" x 9' (2.84m x 2.74m)

Double glazed window to the rear.

Bathroom

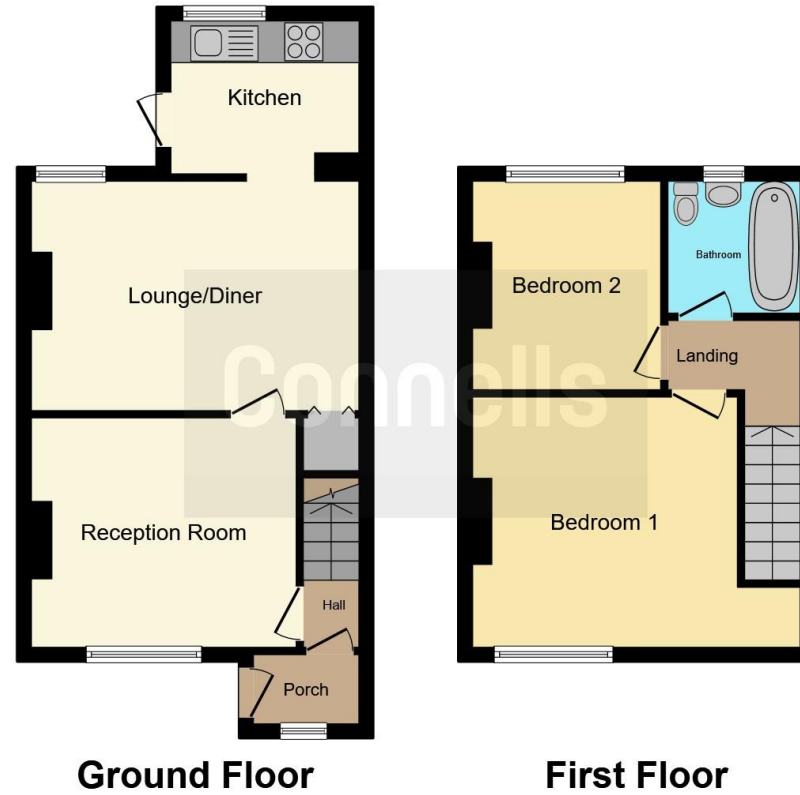
Double glazed window to the rear, fitted panel bath with shower over, part tiled, wash hand basin and low level WC.

Rear Garden

Slabbed and gravel areas edged with a variety of shrubs and bushes.







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.focalagent.com

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WBW309344



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