



Connells

Allens Avenue
West Bromwich



Property Description

This beautifully detached bungalow is set within a quiet residential location. Allen's Avenue 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 gated off road parking to the rear. As you walk up to the property you are welcomed by a large well maintained front garden, access to the entrance via a upvc door. You have the benefit of three double bedrooms, a refitted modern bathroom, a large living room to the rear front out to the front garden, a spacious modern refitted kitchen diner with under floor heating. The low maintenance rear garden benefits from a conservatory and a a space to enjoy the weather.

THE PROPERTY IS AVAILABLE WITH NO UPWARD CHAIN AND IS AVAILABLE TO VIEW NOW!

On Approach

Set back from the roadside the property enjoys a slightly elevated position, approached via a central pathway with steps leading to the entrance porch. The property benefits from a front garden, laid mainly to lawn and bordered by mature hedging. A gated side access provides additional practicality.

Entrance Porch

Featuring a double glazed door to the front and a door leading into the entrance hall.

Entrance Hall

Doors leading to the lounge, bedrooms 1 and 2, shower room and kitchen.

Lounge

13' 3" x 10' 3" (4.04m x 3.12m)

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

Bedroom One

13' 3" x 13' (4.04m x 3.96m)

Featuring a double glazed bay window to the front, ceiling spotlighting and a central heated radiator.

Bedroom Two

10' 5" x 9' 7" (3.17m x 2.92m)

Featuring a double glazed window to the side, ceiling spotlighting and a central heated radiator.

Shower Room

The shower room is fitted with a walk-in shower, vanity wash hand basin, low-level WC, and a heated towel rail. The room is fully tiled throughout and benefits from an extractor fan and a double glazed window to the side.

Kitchen/Diner

13' 8" x 13' (4.17m x 3.96m)

The modern fitted kitchen/diner comprises a range of wall and base units with complementary work surfaces, an inset stainless steel sink with mixer tap, and an integrated oven and hob with a fitted cooker hood. There is space and plumbing for a dishwasher, as well as space for a freestanding fridge freezer. The room further benefits from underfloor heating, a central heating radiator, spotlighting to the ceiling, and a double glazed door and window to the rear.

Bedroom Three

Featuring a double glazed window to the rear.

Conservatory

16' 10" x 7' 7" (5.13m x 2.31m)

UPVC construction featuring double glazed windows and a double glazed door providing access out to the rear garden.

Rear Garden

The low-maintenance rear garden features a combination of slabbed and gravelled areas, housing a garden shed and bordered with mature plant life. Gate to the rear to a private access driveway.

Agents Note

There is a easement on the title, please enquire with the branch.







Total floor area 78.0 m² (840 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





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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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