



**Connells**

Ebenezer Street  
West Bromwich



## Property Description

This nearly new property is set within a quiet residential location benefiting from easy access to both West Bromwich and Wednesbury town centres. You have major bus links on Harvills Hawthorne and the Black Country New Road as well as a local Tram stop at Black Lake. Within the catchment for both Harvills Hawthorn Primary and George Salter High.

This two bedroom property offers the perfect opportunity to get you on the property or even your next buy to let investment purchase. Offering a kitchen, lounge diner, double bedrooms, downstairs W.C and upstairs family bathroom.

CALL NOW FOR A VIEWING!

## On Approach

Set back from the roadside, the property benefits from a block-paved driveway providing ample off-road parking, bordered by a slabbed pathway that leads up to a double-glazed entrance door, which opens into the entrance hallway. The frontage is neatly edged with grassed areas and small, well-maintained hedges

## Entrance Hall

Featuring a double-glazed door to the front, the entrance hallway provides stairs to the first floor and doors leading to the kitchen, lounge, and guest WC.

## Kitchen

A fitted kitchen comprising a range of wall and base units with work surfaces over, a stainless steel sink and drainer, space and plumbing for a washing machine, an integrated oven and hob with a fitted cooker hood, and an integrated fridge freezer. The room also benefits from ceiling spotlights, a central heated radiator, and a double-glazed window to the front.

## Guest Wc

Accessed from the entrance hallway, the guest WC features a WC with concealed cistern, a wall-hung wash hand basin with splash-back tiling, a central heated radiator, and a double-glazed window to the front.

## Lounge/Diner

Featuring French doors to the rear and double-glazed windows to the rear elevation, the lounge includes an inset wall-mounted electric feature fire, a storage cupboard, and a TV point.

## First Floor Landing

Stairs from the entrance hall, loft access, double glazed window to the side and doors to the bedrooms and family bathroom.

## Bedroom One

Two double glazed windows to the front, storage cupboard and a central heated radiator.

## Bedroom Two

Double glazed window to the rear and a central heated radiator.

## Bathroom

The property features a fitted bathroom suite comprising a paneled bath with an electric shower over, complemented by a fitted shower screen. There is a wall-hung wash hand basin and a WC with concealed cistern, along with tiling to splash-prone areas and a central heated radiator.

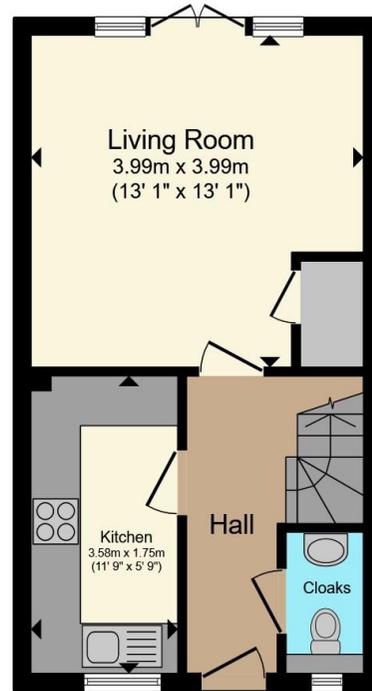
## Rear Garden

The rear garden is laid mainly to lawn and includes a garden shed situated towards the rear of the garden.

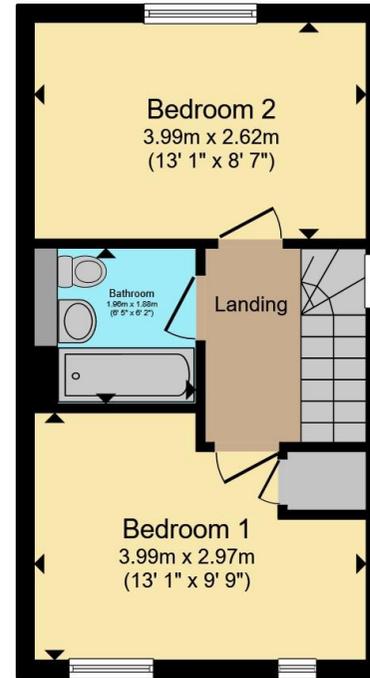








**Ground Floor**



**First Floor**

Total floor area 61.9 m<sup>2</sup> (666 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](http://www.propertybox.io)



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EPC Rating: B Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBW311157](http://connells.co.uk/Property/WBW311157)**



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