



**Connells**

Vicarage Road  
West Bromwich



## Property Description

Connells are very thrilled to present this three bedroom end of terraced property located just outside of the heart of West Bromwich Town Centre, it boasts of high ceilings in the living room and dining room where you'll find wooden flooring and great light coming through the large bay windows. The ground floor offers a lounge, dining room, kitchen to the rear and access to the garden. To the first floor you have three bedrooms, a modern fitted bathroom suite and access to the loft. The rear garden is a large and open space perfect for a family with vehicle access and driveway.

You have the benefit of major bus links on your doorstep with also being walking distance to Sandwell and general hospital.

CALL NOW TOO ARRANGE YOUR VIEWINGS!

## Frontage

Set back from the roadside to the front a low-level boundary wall encloses a garden area, complemented by a pathway leading to the entrance.

## Entrance Hall

Featuring a double glazed door and windows to the front, stairs leading to the first floor, understairs storage cupboard and doors leading to the dining room, lounge and kitchen.

## Dining Room

Featuring a double glazed bay window to the front, gas fire set within a feature surround, a central heated radiator and internet point.

## Lounge

Featuring a double glazed door and windows to the rear, electric fire set in a feature surround and a central heated radiator.

## Kitchen

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

## First Floor Landing

Stairs from the entrance hall, loft access and doors to;

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Shower Room

Featuring a double glazed window to the rear, fitted shower cubicle, wash hand basin vanity unit, WC, tiled throughout, central heated radiator and a central heated boiler.

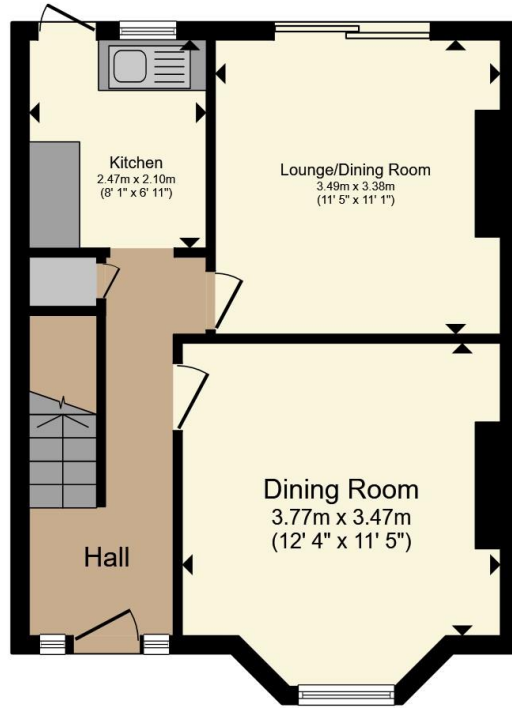
## Rear Garden

Well-established rear garden featuring steps upto a central paved pathway leads through neatly maintained lawn areas to vine-covered pergola with a seating area beyond bordered by established shrubs and flowering plants.

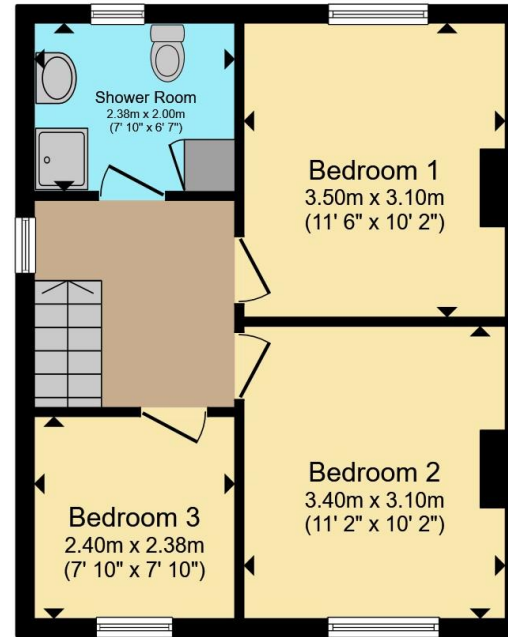








**Ground Floor**



**First Floor**

Total floor area 79.9 m<sup>2</sup> (860 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)



To view this property please contact Connells on

**T 0121 525 1177**  
**E [westbromwich@connells.co.uk](mailto:westbromwich@connells.co.uk)**

3 Astle Park  
 WEST BROMWICH B70 8NS

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBW311392](http://connells.co.uk/Property/WBW311392)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WBW311392 - 0002