



Connells

Navigation Lane
WEST BROMWICH



Property Description

This BEAUTIFULLY presented and well maintained semi-detached family home is situated within the Charlemont area of West Bromwich. This warm and homely property is near bus links on Beaconview Road, Walsall Road & Bustleholme Lane as well as Tame Bridge Train Station. A short bus or car journey to local towns like Walsall, Wednesbury, and West Bromwich itself. It also near a motorway Junction and walking distance to Pennyhill Primary School. This property comprises of a front driveway with the addition of a corner plot with the potential to extend subject to planning, entrance hall, lounge and kitchen diner with wall and base units, two generously sized bedrooms, shower room and a low maintenance rear garden. The property benefits from double glazing and central heating. This is a PERFECT purchase for a family or those looking for an upsize!

CALL NOW TO VIEW!

Frontage

Set back from the road, the property benefits from a private driveway providing ample off-road parking.

Entrance Porch

Entrance is gained via a double-glazed door into the porch, which features windows to the front and side, with a further door leading through to the lounge.

Lounge

Featuring a double glazed bay window to the front, staircase to the first floor, understairs storage, a central heated radiator and a door to the kitchen/diner.

Kitchen/Diner

The fully fitted kitchen comprises a range of wall and base units with work surfaces over, a stainless steel sink and drainer, and splashback tiling. There is space and plumbing for a washing machine, along with an integrated oven and hob with an extractor hood over. A double-glazed window overlooks the rear, with a door providing access to the rear garden.

First Floor Landing

Stairs from the lounge, loft access and doors to;

Bedroom One

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

Bedroom Two

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

Shower Room

The bathroom is fitted with a corner shower cubicle, pedestal wash hand basin, and low-level WC. Additional features include a central heating radiator, tiled walls, an extractor fan, and a double-glazed window to the side

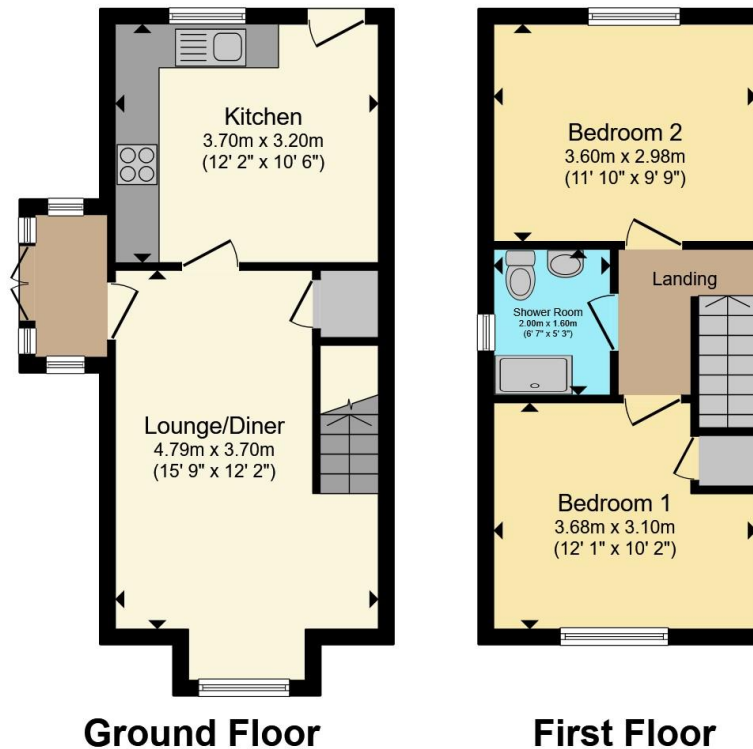
Rear Garden

A slabbed patio area to the front, with a lawned garden to the rear, bordered by a variety of mature shrubs and bushes.









Total floor area 62.9 m² (677 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

Connells

To view this property please contact Connells on

T 0121 525 1177
E westbromwich@connells.co.uk

3 Astle Park
 WEST BROMWICH B70 8NS

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311261



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WBW311261 - 0004