



Dagger Lane West Bromwich B71 4BA

for sale offers over
£350,000



Property Description

Situated on Dagger Lane in West Bromwich, this spacious three-bedroom property offers well-proportioned accommodation arranged over three floors, making it an ideal home for families, and first-time buyers.

The ground floor comprises two separate reception rooms, providing versatile living and dining space, together with a fitted kitchen and utility space.

To the first floor are two well-sized bedrooms and the family bathroom with under floor heating, and a large landing with additional storage.

The property also benefits from a loft room, currently utilised as a third bedroom, providing additional versatile living or sleeping accommodation with a ensuite bathroom.

Externally, the property offers a private rear garden, while the location provides convenient access to local amenities, schools, transport links and the wider West Bromwich area.

PLEASE NOTE THAT AN AML FEE IS CHARGEABLE ONCE AN OFFER IS ACCEPTED TO COVER THE COST OF CARRYING THE REQUIRED IDENTITY AND ANTI-MONEY LAUNDERING CHECKS.

Call the sales team on 0121-552-2671 TODAY to arrange your viewing.

Entrance Hall

Door to the front

Lounge

13' 7" x 14' 9" (4.14m x 4.50m)

Dining Room

12' 3" x 11' (3.73m x 3.35m)

Kitchen

10' 5" x 8' 6" (3.17m x 2.59m)

Utility Room

6' 9" x 5' 10" (2.06m x 1.78m)

Landing

Bathroom

Bedroom One

12' 3" x 11' 1" (3.73m x 3.38m)

Bedroom Two

10' 6" x 9' 11" (3.20m x 3.02m)

Bedroom Three

19' x 14' 7" (5.79m x 4.45m)

Rear Garden









Total floor area 130.9 m² (1,409 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

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3 Astle Park
WEST BROMWICH B70 8NS

EPC Rating: Council Tax
Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311612



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.

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