



Connells

Lawley Street
West Bromwich



Property Description

This exceptional home couldn't be better located for access to public transport and local amenities. The two storey house is within close proximity to The Lyng Medical Centre & West Bromwich Central Metro Station, of which provides commuters access into Birmingham City Centre in approximately 20mins. New Square Shopping Complex Sandwell College as well as the newly build West Bromwich Academy are also nearby, and so this house really is the ideal family home. The modern family home, briefly comprises of an entrance hall, lounge diner, kitchen diner, and access to the rear low maintenance rear garden. To the first floor you have three generously sized bedrooms and a modern bathroom suite. To the front have an off road parking space and to the rear to you have a family sized rear garden.

CALL NOW TO VIEW!

On Approach

Set back from the roadside, the property benefits from a spacious block-paved driveway providing ample off-road parking, alongside a covered carport leading to a secure garage/store.

The frontage is framed by decorative planting with a practical porch entrance.

Entrance Porch

Benefitting from a double glazed door to the front, double glazed window to the front and side and a further door leading into the

entrance hall.

Entrance Hall

Stairs rising to the first floor landing, with a useful storage cupboard and doors leading to the lounge/diner and kitchen.

Lounge/Diner

Benefitting from a double glazed bay window to the front 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, integrated oven and hob, fitted cooker hood, central heated radiator, double glazed window to the rear and a door leading out to the rear garden.

First Floor Landing

Stairs leading from the entrance hall and doors leading to;

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted bathroom suite comprising a Jacuzzi-style bath with glass shower screen, wash hand basin set within a vanity unit, separate shower cubicle, low-level WC, double glazed window to the rear complemented by tiling throughout.

Loft Space

Accessed via a pull-down ladder from the landing, the loft space benefits from a Velux window allowing natural light, inset spot lighting, and carpet underfoot, creating a useful and versatile area.

Rear Garden

A well-proportioned rear garden featuring a raised composite decking area, enhanced by a covered canopy providing an ideal space for outdoor seating and entertaining. The garden further benefits from a neatly maintained lawn, enclosed by fencing to offer a good degree of privacy, with a door providing convenient access into the outbuilding.

Annex

Accessed via a door from the rear garden and benefits from double glazing, power, lighting

and plumbing, offering versatile additional space suitable for a variety of uses.

On Approach

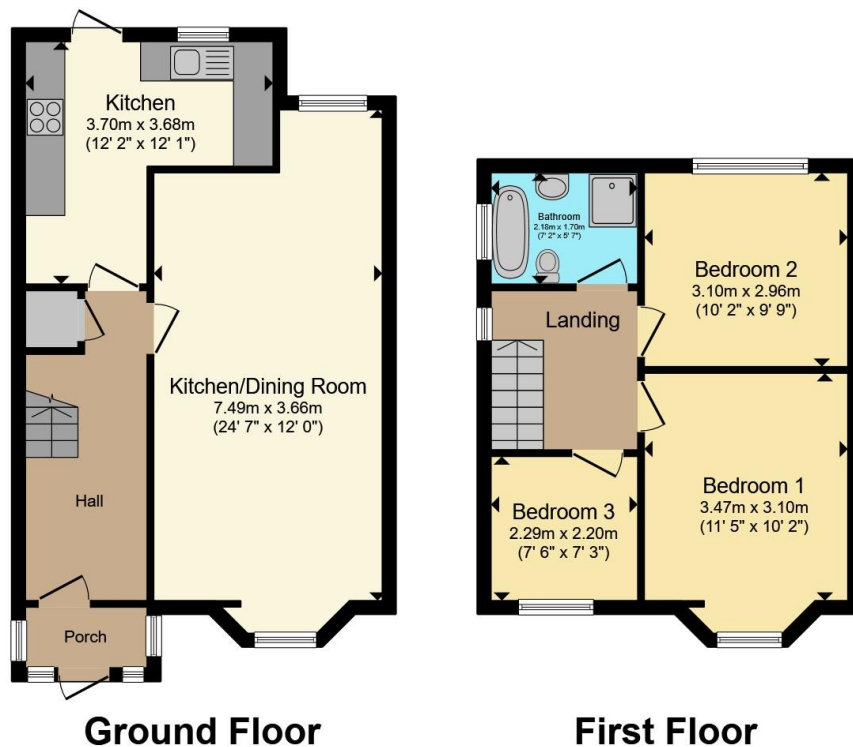
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Total floor area 83.6 m² (900 sq.ft.) approx

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: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311486



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