



Connells

The Pavilions
West Bromwich

The Pavilions

West Bromwich B70 6BA

for sale offers over
£325,000



Property Description

Connells are delighted to be marketing this beautifully presented three bedroom unique townhouse set on the sought after location of The Pavilions! The property is conveniently located and benefits from major transports links such as Kendrick Way which is no more than 100 yards from your front door, Smethwick Galton Bridge train station as well as major bus links on the Birmingham Road. These give you easy access to West Bromwich town centre, Birmingham City, Wolverhampton City and beyond!

You have an array of shops and amenities close by as well pubs and restaurants. Catchment for schools such as West Bromwich Coligate Academy and The Lyng Primary School.

The property itself is approached via double gates, drop curb giving access for off road parking and a car port to the side of the property, access follows through then to a low maintenance rear garden. The ground floor offers two bedrooms, a bathroom and stairs rising to the first floor. The first floor offers two reception rooms, and a modern fitted kitchen diner. The second floor offers another bedroom, bathroom, a separate office/walk in wardrobe space and a balcony space which offers an outside seating area.

CALL NOW TO VIEW!

On Approach

Set back from the roadside having gated access to the side with entrance into the property via a double glazed door to the side.

Entrance Hall

Having a double glazed door to the side, storage cupboard, doors to bedroom one, bedroom two and the bathroom and stairs to the first floor.

Bedroom One

Double glazed window to the rear, central heated radiator and door to the ensuite.

Ensuite

Fitted shower cubicle, wash hand basin, WC and tiling to splash prone areas.

Bedroom Two

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

Bathroom

Fitted panel bath, wash hand basin, WC, central heated radiator and tiling to splash prone areas.

First Floor Landing

Stairs from the ground floor and doors to the lounge, dining room and kitchen.

Lounge

Doors to juliet balcony, a central heated radiator and door to the dining room.

Dining Room

Doors to juliet balcony, central heated radiator and a double glazed window to the rear.

Kitchen

Fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, integrated fridge freezer, dishwasher, washing machine, oven and hob, cooker hood, spotlights to ceiling, central heated radiator and double glazed window to the rear.

Second Floor Landing

Stairs from the first floor, velux window, doors to the balcony terrace and doors to the shower room and bedroom three.

Bedroom Three

Double glazed window to the rear.

Shower Room

Fitted shower cubicle, wash hand basin, WC, tiling to splash prone areas, central heated radiator and double glazed window to the front.

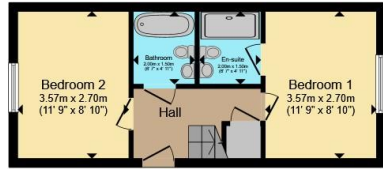
Rear Garden

Decked and slabbed patio areas, grass lawn and a garden shed.

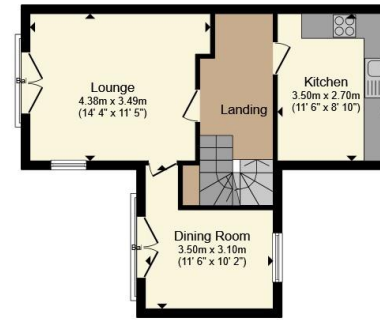




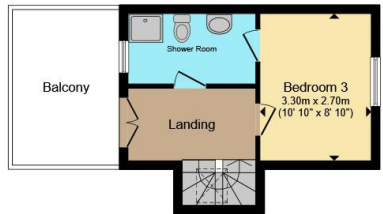




Ground Floor



First Floor



Second Floor

Total floor area 96.2 m² (1,036 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



To view this property please contact Connells on

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EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310757



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.

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