



Bratt Street
WEST BROMWICH



Property Description

Located at the heart of a residential area estate is this Victorian family house is situated within a quiet residential location and being within walking distance to the High Street with an array of shops and amenities. You have the benefit of being walking distance to Sandwell & General and major bus links on All Saints Way. The property benefits from being with the catchment for All Saints & George Salter.

This spacious family home offers great living accommodation having one through lounge, kitchen diner, three generously sized bedrooms, family bathroom and beautifully kept front and rear gardens!

CALL US NOW TO ARRANGE YOUR VIEWINGS!

Frontage

Set behind an attractive low-level brick boundary wall with wrought iron gate, the property enjoys a neatly maintained foregarden with mature shrubs and established planting. Access is gained via a characterful arched entrance porch.

Entrance Porch

Access is gained via a characterful arched entrance porch with front entrance door, leading through to the welcoming entrance hall.

Entrance Hall

Stairs rising to the first floor landing and door to the lounge/diner.

Lounge/Diner

Featuring a double glazed bay window to the front and a second single glazed window to the rear, the lounge diner benefits from feature fireplace incorporating a fitted gas fire and decorative surround, a central heated radiator and door leading to an inner hall.

Inner Hall

Featuring a window to the side and entrance to the kitchen.

Kitchen

A generously proportioned kitchen fitted with a comprehensive range of matching wall and base units, complemented by contrasting work surfaces and tiled splashbacks. Features include an inset sink and drainer unit, integrated fridge freezer, gas point, and a wall-mounted combination boiler. The room also benefits from a central heating radiator, two single glazed windows to the side and a door leading to the rear hall.

Rear Hall

The rear hall provides practical access to both the rear garden and the ground floor WC.

Wc

Featuring a single glazed window to the rear, wash hand basin, WC and a central heated radiator.

First Floor Landing

Stairs from the entrance hallway, storage cupboard and doors leading to;

Bedroom One

Featuring a double glazed bay window to the front, two central heated radiators and fitted wardrobes.

Bedroom Two

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

Bedroom Three

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

Bathroom

A well-appointed bathroom fitted with a stylish freestanding roll-top bath featuring traditional chrome mixer taps and shower attachment. The room also benefits from a wash hand basin set within a vanity storage unit, WC, contemporary wall panelling and two obscured windows to the side. Further features include a central heated radiator and recessed ceiling spotlights.

Rear Garden

The property enjoys a well-established and enclosed rear garden, offering a delightful outdoor space ideal for relaxation and entertaining. A paved patio area adjoins the rear of the property, leading onto a lawned garden with pathway access extending to the rear. The garden is complemented by mature flower and shrub borders and benefits from a useful timber garden shed, providing ample outdoor storage.

Agents Note

THERE IS A EASEMENT ON THE TITLE, PLEASE ENQUIRE WITH THE BRANCH.









Total floor area 109.9 m² (1,183 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: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311532



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: WBW311532 - 0004