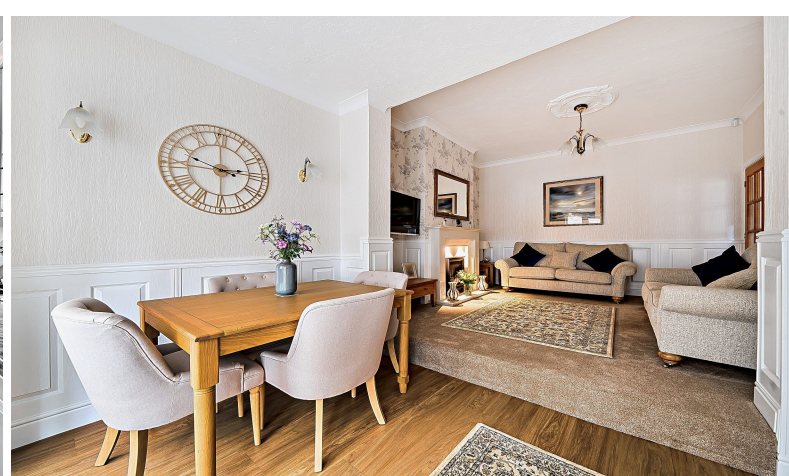




Charlemont Avenue
West Bromwich
B71 3BY

Offers in Excess of £
387,000.00

bettermove

Charlemont Avenue - West Bromwich

Bettermove are proud to present this 4 bedroom semi-detached house in West Bromwich.

The property benefits from double glazing, gas central heating throughout and has off street parking available via driveway.

The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, dining room, fitted kitchen, utility with all integrated appliances, WC, and conservatory on the ground floor. The first floor consists of four bedrooms, two of which benefit from fitted wardrobes, alongside a family bathroom and separate shower room. The exterior boasts a private rear garden, complete with a garden room, perfect for enjoying the summer months.

Located in the popular town of West Bromwich, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Tame Bridge Parkway train station, a variety of bus routes and quick access to M6.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS

4

BATHROOMS

2

RECEPTIONS

2

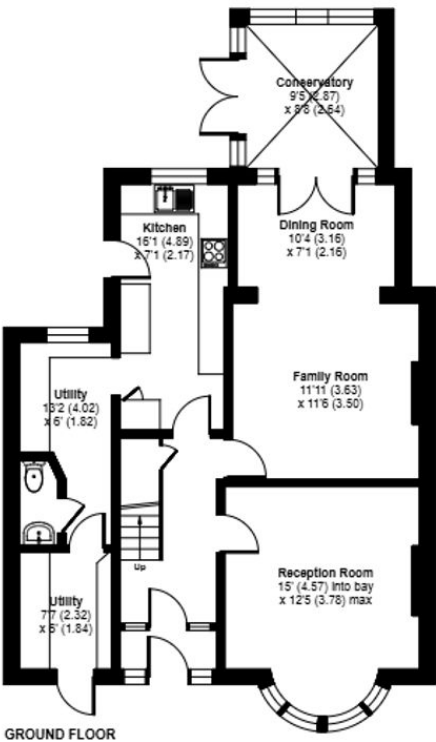
TENURE

Freehold



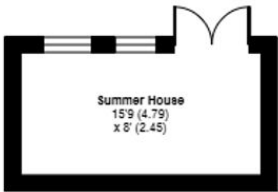


Floor Plan

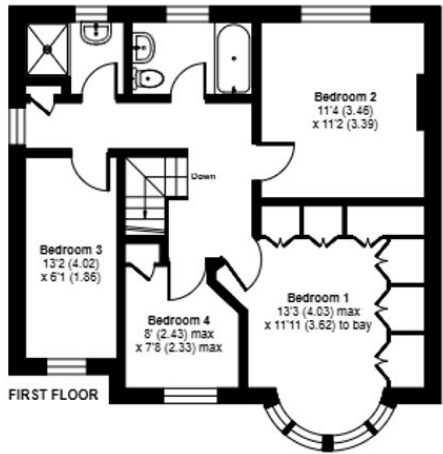


Charlemont Avenue, West Bromwich, B7'

Approximate Area = 1479 sq ft / 137.4 sq m
Outbuilding = 126 sq ft / 11.7 sq m
Total = 1605 sq ft / 149.1 sq m
For identification only - Not to scale



OUTBUILDING



Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C	72	79	(69 to 80) C	70	75
(55 to 68) D			(55 to 68) D		
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		



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Please Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.