



Connells

Westgate Mews
West Bromwich



Property Description

This newly built property holds great potential to become a family home or an investment opportunity. The property is situated within a key location for major bus links on Bromford Lane, also being within walking distance to Sandwell & Dudley train station giving you easy access to Birmingham City Centre and Wolverhampton. You have both Oldbury and West Bromwich town centres within close proximity with an array of shops and amenities to benefit from.

The property itself comprises of a large family reception room, kitchen diner and downstairs W.C, to the first floor you have three generously sized bedrooms, en suite and a family bathroom, with access to the loft space for storage.

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Frontage

Block paved driveway to the side, access to the garage and side gate.

Entrance Hall

Double glazed door to the front, stairs to the first floor and door to the lounge.

Lounge

12' 9" x 11' 7" (3.89m x 3.53m)

Double glazed window to the front, central heated radiator, TV and telephone points and door to the kitchen diner.

Kitchen Diner

14' 11" x 13' 10" max (4.55m x 4.22m max)

Fully fitted kitchen compromising of a range of wall and base units with work surfaces over, sink and drainer, space and plumbing for washing machine, integrated electric oven and gas hob with cooker hood over, wall mounted boiler, double glazed window to the rear and double glazed door to the rear garden.

Wc

WC, wash hand basin, central heated radiator and extractor fan.

First Floor Landing

Stairs from the entrance hall and doors to;

Bedroom One

11' 6" x 10' max (3.51m x 3.05m max)

Double glazed window to the front, central heated radiator, fitted wardrobe and door to the ensuite.

Ensuite

Double glazed window to the front, fitted shower, wash hand basin, WC and central heated radiator.

Bedroom Two

10' 10" x 8' (3.30m x 2.44m)

Double glazed window to the rear and central heated radiator.

Bedroom Three

7' 5" x 6' 7" (2.26m x 2.01m)

Double glazed window to the rear, central heated radiator and fitted wardrobe.

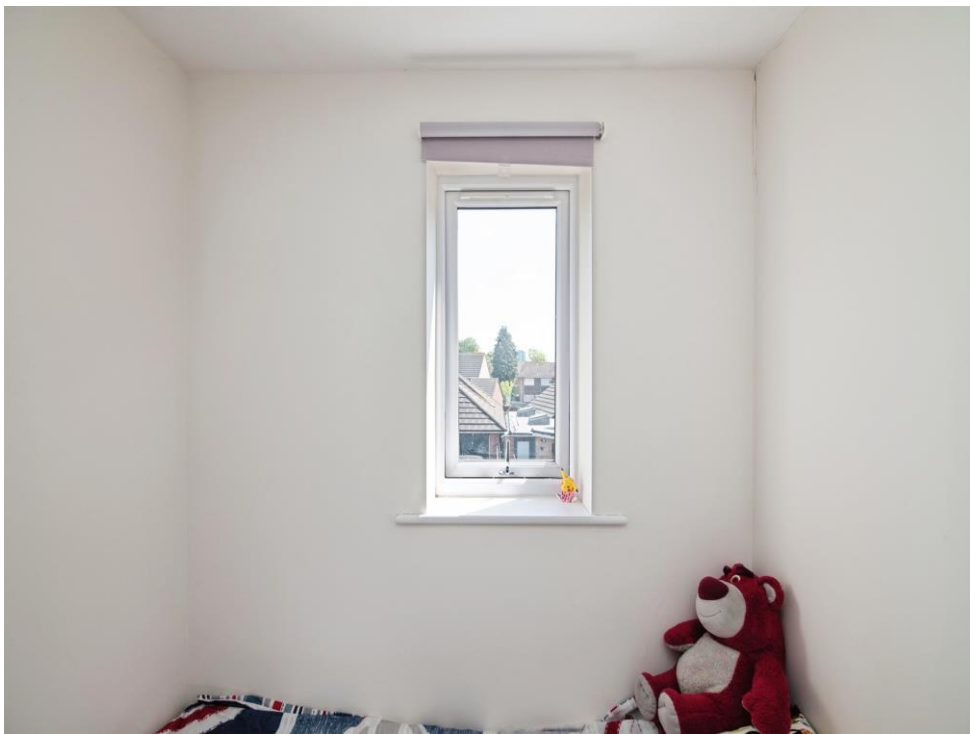
Family Bathroom

Double glazed window to the side, fitted panel bath with shower over, wash hand basin, WC, partially tiled and central heated radiator.

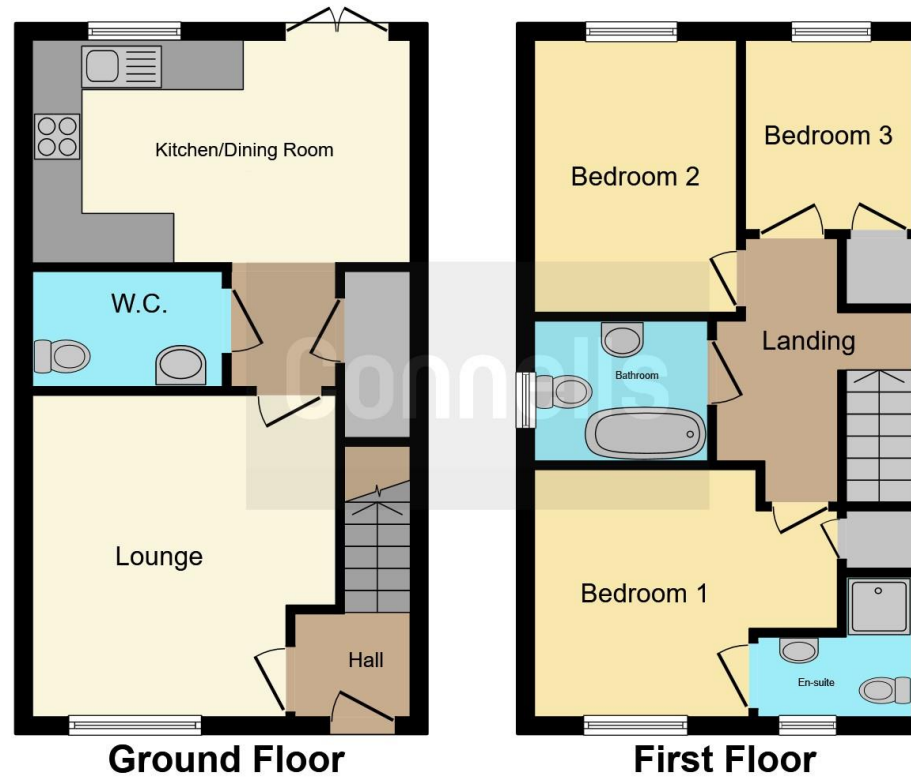
Rear Garden

Slabbed pathway to side gate and a grass lawn to the rear.









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.focalagent.com

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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

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