



**Connells**

Priory Close  
WEST BROMWICH



## Property Description

This beautifully detached property offers the perfect opportunity to extend STP! The property itself is situated within a quite residential cul-de-sac offering the perfect location for the safety of children and a quiet family home. The property is a link detached by the garage to the side, hallway that accesses both bedrooms to the front, ensuite to master, lounge, and bathroom. With a spacious kitchen diner and accessed to the well maintained rear garden. This also offers a big plot of land for any plans to extend stp!

The Sandwell Valley estate is highly sought after, being within walking distance of Sandwell Valley Park as well as the wide range of amenities available in West Bromwich town centre, including the High Street and New Square shopping centre. The property is ideally located close to excellent transport links, with Kenrick Park tram station just a short walk away and Sandwell and Dudley train station a brief drive away.

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## On Approach

The property is approached via a pathway leading to the front entrance door and benefits from a well-maintained lawned garden and a garage to the side accessed via a driveway providing convenient off-road parking. The frontage is enhanced by mature trees and established shrubs. A gate provides convenient access to the rear garden.

## Entrance Hall

Featuring a double glazed door to the front, double glazed windows to the front and side, a useful storage cupboard and doors to the bathroom and bedrooms.

## Bedroom One

Featuring a double glazed window to the side, fitted wardrobes, a central heated radiator and a door leading to the ensuite.

## Ensuite

Featuring a double-glazed window to the rear, a fitted shower, low-level WC, wash hand basin, and a chrome heated towel rail. The room is further complemented by tiling to the walls.

## Bedroom Two

Featuring a double glazed window to the front and a central heated radiator.

## Bathroom

The bathroom comprises a fitted suite including a paneled bath, separate shower cubicle, wash hand basin, and low-level WC. The room is further complemented by a chrome heated towel rail, tiled walls, and a double-glazed window to the side.

## Lounge/Diner

Featuring double-glazed French doors to the side providing access to the garden, a central heating radiator, and an opening through to the kitchen.

## Kitchen/Diner

The spacious kitchen/diner is fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer with complementary splashback tiling. There is space and plumbing for both a washing machine and dishwasher.

Integrated appliances include an oven, hob, microwave, and fridge freezer. The room is further enhanced by spotlights to the ceiling and a central heating radiator.

Double-glazed windows to the front and side provide natural light, whilst a double-glazed door offers access to the rear garden.

## Garage

The garage is accessed via an up-and-over door to the front and benefits from both lighting and a power.

## Rear Garden

The property benefits from a generously sized and well-maintained rear garden featuring a paved patio area providing ample space for outdoor seating and dining. Steps lead up to a lawned garden enclosed by timber fencing and complemented by mature trees and established greenery. The garden is private and not overlooked, offering a good degree of seclusion. A gate provides access to the front of the property.









Total floor area 94.7 m<sup>2</sup> (1,020 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBW311432](http://connells.co.uk/Property/WBW311432)**



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