


Connells

Maud Road
West Bromwich

# Maud Road
# West Bromwich B70 7SS

for sale offers in the region of
**£210,000**







## Property Description

This beautifully presented mid terrace is set within a quiet residential location. Maud Road is within the heart of West Bromwich and benefits from having major bus links on Bromford Lane as well as being walking distance to the local train station Sandwell & Dudley. This gives you the best of both worlds of having easy access to West Bromwich Town Centre as well as major Cities like Birmingham and Wolverhampton.

Approached via a dropped kerb providing off-road parking, this well-presented terraced home offers spacious and modern accommodation throughout. The property briefly comprises a generous front reception room, a second reception room ideal as a lounge/dining area, and a modern fitted kitchen with a range of integrated appliances.

To the first floor are two well-proportioned bedrooms and a contemporary family bathroom fitted with a modern white suite.

Externally, the property benefits from an attractive rear garden featuring a large paved patio area, artificial lawn for ease of maintenance, and ample space for outdoor seating and entertaining. Ideal for first-time buyers, families, or investors alike.

THE PROPERTY IS AVAILABLE TO VIEW NOW!

## On Approach

Set back from the roadside the property benefits from a block paved driveway. Access into the property via a double glazed door leading into the first reception room.

## Reception Room

Featuring a double glazed window to the front, a central heated radiator and a door leading through to the second reception room.

## Lounge/Dining Room

Featuring double glazed french doors opening to the rear garden, a central heated radiator, stairs to the first floor, a storage cupboard and a door leading into the kitchen.

## Kitchen

Fitted kitchen comprising a range of high-gloss wall and base units with work surfaces over, complementary splashback tiling, and a stainless steel sink and drainer with mixer tap. Integrated appliances include a gas hob with cooker hood over, oven, and fridge/freezer. Further benefits include a central heating radiator, double glazed rear window, and a door providing access to the rear garden

## First Floor Landing

Stairs rising from the lounge/dining room and doors leading to;

## Bedroom One

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

## Bedroom Two

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

## Bathroom

Contemporary family bathroom fitted with a white suite comprising a paneled bath with shower over, wash hand basin with vanity storage beneath, and low-level WC. Finished with stylish wall tiling, chrome heated towel rail, extractor fan, and an obscure double-glazed window to the rear.

## Rear Garden

Generous rear garden designed for low maintenance, featuring paved patio areas, decorative gravel pathway, and artificial lawn. The garden is enclosed by timber fencing and benefits from a variety of mature trees and shrubs and a useful garden shed.

## Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

















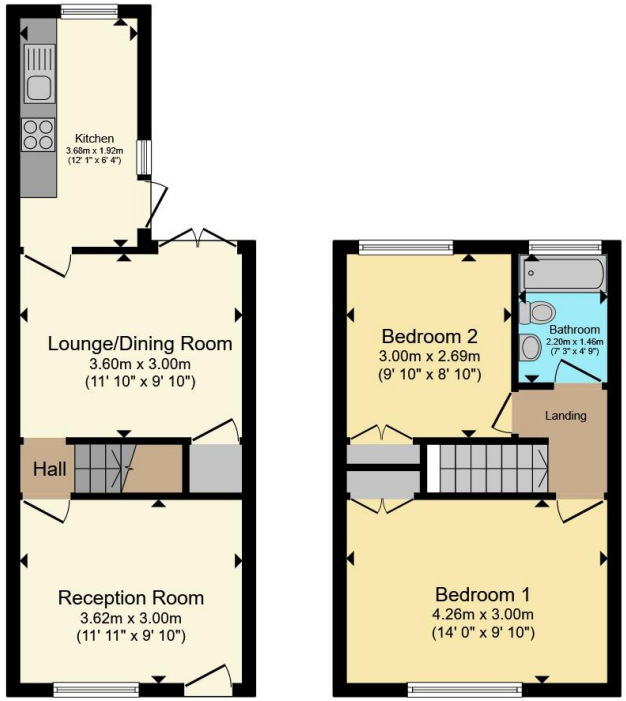


Total floor area 62.5 m² (672 sq.ft.) approx

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

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3 Astle Park
WEST BROMWICH B70 8NS

EPC Rating: D

Council Tax Band: A

Tenure: Freehold

**view this property online connells.co.uk/Property/WBW311578**

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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.

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