



Connells

New Swan Lane
West Bromwich



Property Description

We are delighted to be marketing this traditional style two bedroom mid-terraced home located within easy access to transport links and amenities. The property is perfect for first time buyers or someone looking to upsize from a smaller property. In brief the property comprises of entrance hall, through Lounge, kitchen dining area. The first floor offers two bedrooms and a family bathroom benefiting from both a shower cubicle and a bath.

The property is within walking distance to Swan Lake Tram Stop giving easy access to both Birmingham City Centre and Wolverhampton City Centre. The high street and the New Square shopping centre are just a short walk/drive away too giving you an array of shops and amenities.

CALL NOW TO ARRANGE YOUR VIEWINGS!

Entrance Hall

Entrance into the property is gained via a door to the front, stairs to the first floor and doors to the reception room and lounge/dining room.

Reception Room

Featuring a double glazed bay window to the front, a central heated radiator and Internet point.

Lounge/Dining Room

Arch to the kitchen.

Kitchen

Fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, wall mounted boiler, gas point, space and plumbing for washing machine, storage pantry, two double glazed windows to the rear and door leading out to the rear garden.

First Floor Landing

Stairs from the first floor and doors to;

Bedroom One

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

Bedroom Two

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

Bedroom Three

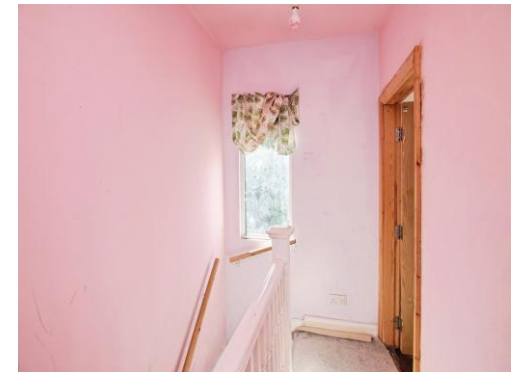
Featuring a double glazed window to the rear and a central heated radiator.

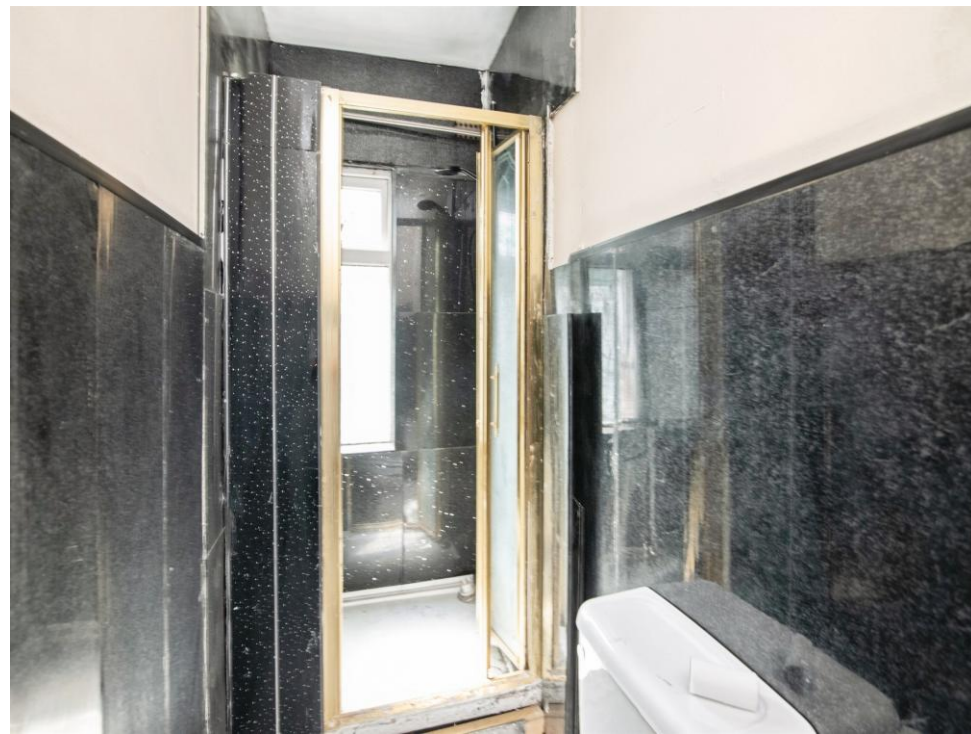
Shower Room

Fitted shower cubicle, wash hand basin, WC, central heated radiator and a double glazed window to the rear.

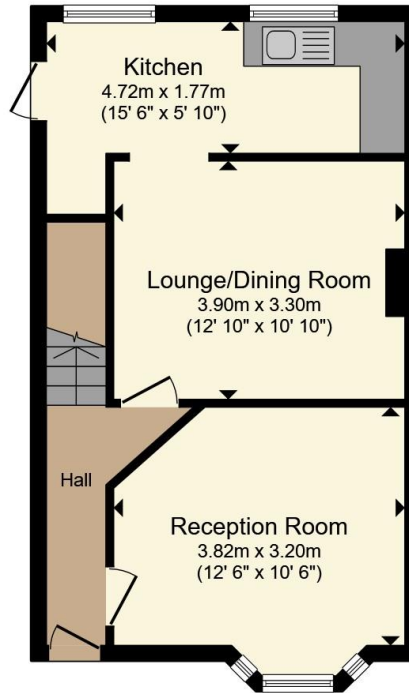
Rear Garden

Grass covers the area edged with a variety of plant life.

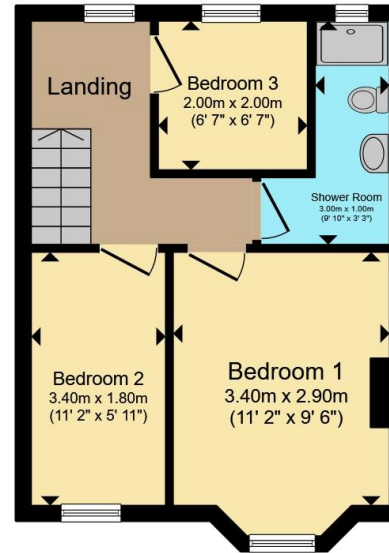








Ground Floor



First Floor

Total floor area 72.5 m² (781 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



To view this property please contact Connells on

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EPC Rating: E Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311385



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.

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