



Connells

Vicarage Road
West Bromwich



Property Description

Connells welcomes you this well-presented two-bedroom mid-terrace property situated on Vicarage Road, The property is in good condition throughout and would make an ideal home for first-time buyers, couples, or investors.

The accommodation offers a practical layout with two bedrooms, a comfortable living space and a modern fitted kitchen, providing a great opportunity for the new owner to move straight in and make the property their own.

Located in a convenient residential area with access to local amenities, schools, shops and transport links, this property offers a good balance of comfortable living and convenience.

Call the sales team on 0121-525-1177 to arrange your viewing!

On Approach

Set back from the roadside, the property offers an appealing frontage with a welcoming entrance porch and low-maintenance forecourt.

Entrance Porch

Featuring a double glazed door and window to the front and a door leading to the first reception room.

Reception Room

Featuring a double glazed window to the front, ceiling spotlights, feature fireplace with electric fire and double doors leading to the second reception room.

Second Reception Room

Featuring a double glazed window to the rear, a central heating radiator, stairs rising to the first floor, and an open-plan access through to the kitchen.

Kitchen

Fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, a range of integrated appliances, ceiling spotlights, a double window and door to the side and a further door leading to the ground floor shower room.

Shower Room

Benefiting from a a double glazed window to the side the shower room comprises of a walk-in shower enclosure, modern vanity wash hand basin with useful storage beneath, low level WC and a chrome heated towel radiator finished with complimentary tiling

First Floor Landing

Stairs rising from the second reception room and doors leading to;

Bedroom One

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

Bedroom Two

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

Loft Room

Featuring a velux window

Rear Garden

Low-maintenance and enclosed rear garden, predominantly laid to patio. The garden benefits from a pergola covered seating area, garden shed, mature planted borders, and fenced boundaries offering a good degree of privacy.

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 70.8 m² (762 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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To view this property please contact Connells on

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WEST BROMWICH B70 8NS

EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311604



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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