



**Connells**

Dawes Avenue  
WEST BROMWICH



### Property Description

This exceptional home couldn't be better located for access to public transport and local amenities. The two storey house is within close proximity to The Lyng Medical Centre & West Bromwich Central Metro Station, of which provides commuters access into Birmingham City Centre in approximately 20mins. New Square Shopping Complex Sandwell College as well as the newly build West Bromwich Academy are also nearby, and so this house really is the ideal family home. The traditional build home, briefly comprises of an entrance hall, through lounge, kitchen diner to the rear and access to the side utility space with access to the rear garden. To the first floor you have three generously sized bedrooms and a modern fitted bathroom suite. To the front have an off road parking space and to the rear to you have a family sized rear garden with a additional door to access the rear.

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### Frontage

Block paved driveway providing ample off road parking.

### Entrance Hall

Having a double glazed door to the front, stairs to the first floor, storage cupboard, gas and electric meters and doors to the lounge/diner and kitchen.

### Lounge/Diner

22' x 11' ( 6.71m x 3.35m )

Double glazed window to the front, electric fire set in surround, central heated radiator and double glazed door and windows to the rear.

### Kitchen

13' 6" x 11' 7" ( 4.11m x 3.53m )

Fully fitted modern kitchen compromising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, space and plumbing for washing machine, integrated oven and hob with cooker hood over, wall mounted boiler, central heated radiator, spotlights to ceiling, access to utility area and double glazed door to the rear garden and a double glazed window to the rear.

## Utility Area/Side Access

13' 1" x 5' 1" ( 3.99m x 1.55m )

Accessed via a double glazed door to the front of the property, arch to the kitchen.

## First Floor Landing

Stairs from the entrance hallway and doors to;

## Bedroom One

11' 2" x 10' 4" ( 3.40m x 3.15m )

Double glazed window to the front and a central heated radiator.

## Bedroom Two

13' x 8' 11" ( 3.96m x 2.72m )

Double glazed window to the rear and a central heated radiator.

## Bedroom Three

9' 6" x 8' 5" ( 2.90m x 2.57m )

Double glazed window to the front and a central heated radiator.

## Bathroom

Fitted bathroom suite comprising of a fitted bath with shower over, wash hand basin, WC, double glazed window to the rear and a chrome heated towel rail.

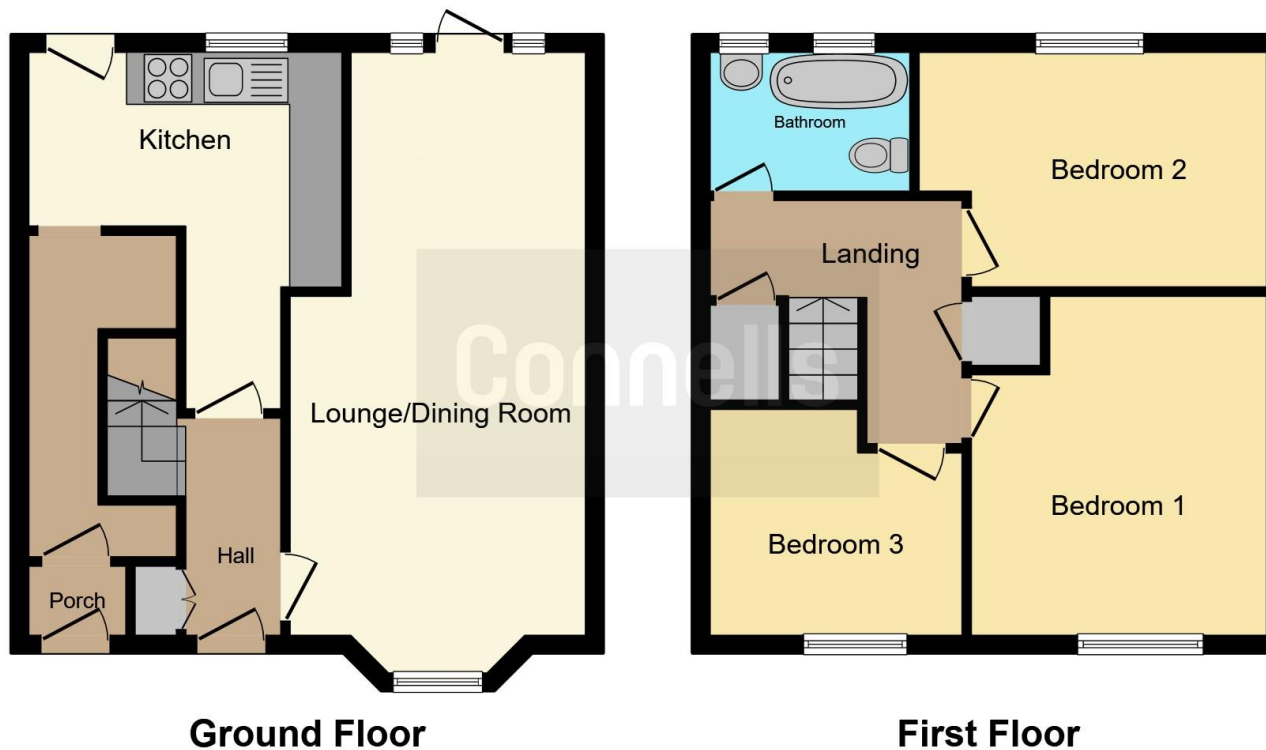
## Rear Garden

Slabbed patio area to the front and an artificial 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](http://www.focalagent.com)

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EPC Rating: B Council Tax  
 Band: B

Tenure: Freehold

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