



**Connells**

Charlemont Avenue  
West Bromwich



## Property Description

Situated in a sought-after residential area of West Bromwich, this substantial six-bedroom detached family home offers an exceptional amount of living space, perfectly suited to large or multi-generational families. Beautifully presented throughout, the property combines modern living with versatile accommodation and must be viewed to be fully appreciated.

The ground floor boasts a welcoming entrance hallway leading to a stunning open-plan kitchen diner, thoughtfully designed as the heart of the home and ideal for both everyday family life and entertaining guests. Complementing the kitchen is a separate utility room providing additional practicality and storage. Spacious and well-proportioned living accommodation flows throughout the property, creating a bright and inviting atmosphere.

Upstairs, the home offers six generous bedrooms, including a superb principal bedroom benefiting from its own en suite shower room, alongside a modern family bathroom and an additional bathroom serving the remaining bedrooms.

Externally, the property continues to impress with a large driveway providing ample off-road parking and a private rear garden offering the perfect space for outdoor entertaining, children's play, or relaxation.

A standout feature of this impressive home is the self-contained one-bedroom annex, complete with its own lounge and kitchen facilities, making it ideal for extended family, guests, independent living, or potential rental opportunities.

## Approach

The property is property is approached via drop curb allow access for off road parking, access to the separate annex, side passage to the rear garden and access to the entrance hall.

## Entrance Hall

With a composite door to the front, doors leading to two separate sitting rooms, kitchen diner, and downstairs shower room.

## Front Reception Room

12' 2" x 12' 2" ( 3.71m x 3.71m )

With a double glazed window to the front, telephone point, tv point and a gas central heated radiator.

## Lounge

21' 1" x 13' 9" ( 6.43m x 4.19m )

With a set of bay french doors to the rear opening to the garden, tv point, fitted media wall providing a sleek modern finish and a gas central heated radiator.

## Kitchen

11' 5" x 10' 10" ( 3.48m x 3.30m )

A beautifully presented fitted kitchen to comprise a range of wall and base units, fitted appliances such as the hob, oven and dishwasher, a double glazed window looking out to the rear garden and an archway leading to the dining area.

## Dining Room

10' 10" x 6' 11" ( 3.30m x 2.11m )

Offering a sky light which pours in the natural light, fitted wall units and a gas central heated radiator.

## Utility Room

19' 8" x 7' 10" ( 5.99m x 2.39m )

Base units fitted for storage, sink, plumbing for washing machine, double glazed door to the rear and a door leading to the garden.

## Shower Room

Access right off the entrance hall, this shower room offers a modern but tasteful finished with a fitted double shower, low level W,C, a wash hand basin and a gas central heated radiator.

## Landing

With stairs rising from the entrance hall, doors giving you access to all 6 bedrooms, loft access and bathroom.

## Bedroom One

14' 9" x 14' 1" ( 4.50m x 4.29m )

With a bay double glazed window to the rear, gas central heated radiator and a door leading to the en suite.

## En Suite

A modern fitted bathroom suite comprising of bath with shower over, low level W.C, his and hers sinks and a gas central heated radiator.

## Bedroom Two

17' x 10' 10" ( 5.18m x 3.30m )

Double glazed bay window to the front, fitted wardrobes and a gas central heated radiator.

## Bedroom Three

14' 11" x 10' 10" ( 4.55m x 3.30m )

With a bay double glazed window to the rear and a gas central heated radiator.

## Bedroom Four

12' 2" x 8' 10" ( 3.71m x 2.69m )

With a double glazed bay window to the front and a gas Central heated radiator.

## Bedroom Five

12' 3" x 10' 10" ( 3.73m x 3.30m )

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

## Bedroom Six

8' 6" x 8' 2" ( 2.59m x 2.49m )

With a double glazed window to front, gas central heated radiator and fitted wardrobes.

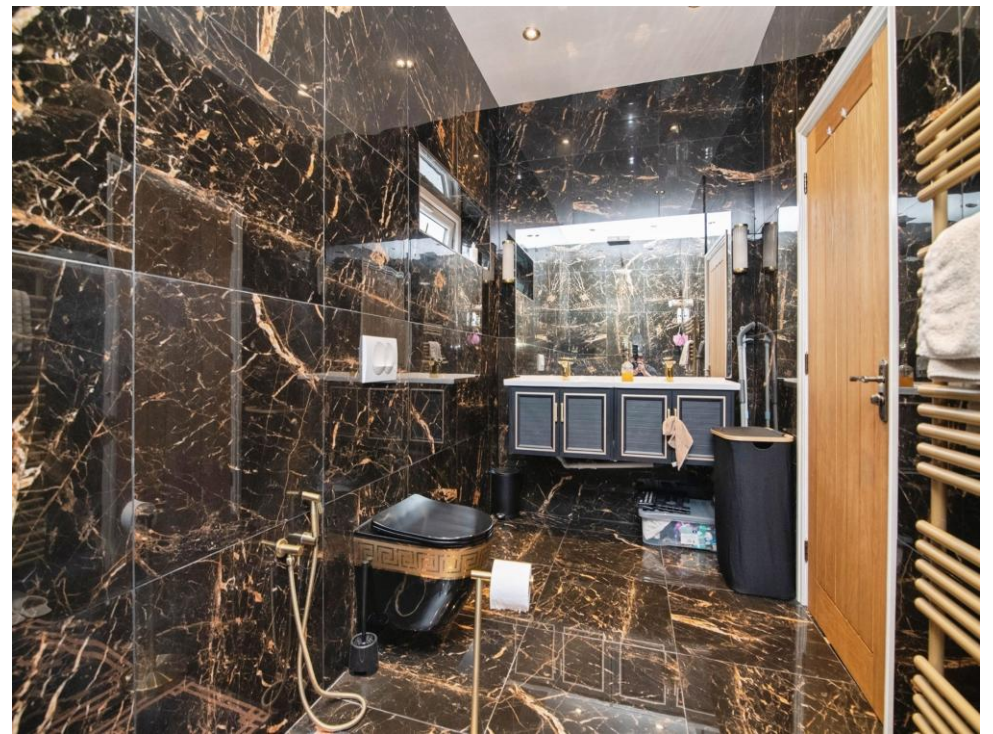
## Family Shower Room

With a double shower fitted, low level W.C, wash hand basin, storage cupboard, gas central heated radiator and a double glazed window to the front.

## Rear Garden

The rear garden offers a large open space big enough for the whole family with a large patio area for seating, landscaped borders, lawn and general easy to maintain.

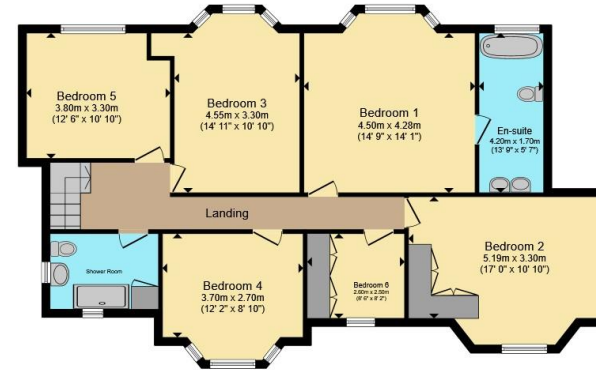








**Ground Floor**



**First Floor**

Total floor area 248.7 m<sup>2</sup> (2,676 sq.ft.) approx

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EPC Rating: E Council Tax  
 Band: E

Tenure: Freehold

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