



Connells
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0121 525 1177
FOR SALE

Connells

Claypit Lane
WEST BROMWICH



Property Description

This three bedroom property is situated within a quiet residential part of West Bromwich. With easy access to the town centre itself as well as the bus station and the tram stop Guns Lane. This makes any commute far or near, just that little bit easier on a day to day basis. The town centre offers an array of shops and amenities such as The New Square which is a relatively new shopping complex within the town, as well as all the well known and reliable smaller shops and convenient stores on the high street. The property itself briefly comprises of a large family reception room, a fitted kitchen to the rear then leading to the down stairs bathroom. To the first floor you have three double bedrooms and access to the loft which has been partially converted, just needed a staircase for future use. To the rear of the property you have a low maintenance rear garden ideal for pots and plants, potential to extend step with a detached garage to the rear. CALL NOW TO ARRANGE YOUR VIEWINGS!

Approach

Drop curb giving access to off road parking, step to access front entrance hall and side access to the rear garden.

Hallway

Access from the front, stairs leading to the first floor and door leading through to the lounge.

Lounge

13' 1" max x 12' 9" max (3.99m max x 3.89m max)

With a double glazed window to the front, gas central heated radiator, tv and tel points and door leading to kitchen.

Kitchen

9' 10" max x 8' 2" (3.00m max x 2.49m)

A fitted kitchen to comprise a range of wall and base unit with inset sink drainer, plumbing point, gas point, double glazed door and window to the rear and access to the the ground floor bathroom.

Bathroom

A bathroom suite to comprise of bath, shower, low level W.C, wash hand basin, radiator and double glazed window to the rear.

Landing

With stairs rising from the hallway and access to all three bedrooms.

Bedroom One

11' 10" x 10' 2" (3.61m x 3.10m)

With a double glazed window to the front, radiator and a fitted wardrobe.

Bedroom Two

11' 2" x 8' 10" (3.40m x 2.69m)

With a double glazed window to the rear and

a radiator.

Bedroom Three

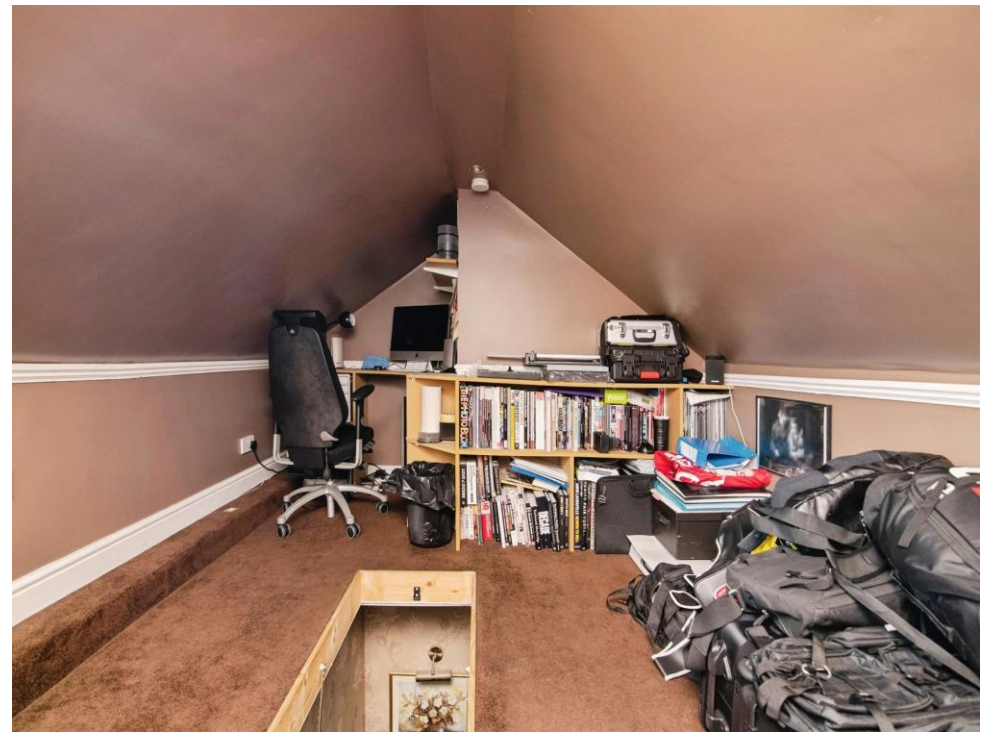
10' 2" x 8' 6" (3.10m x 2.59m)

With a double glazed window to the rear and a radiator.

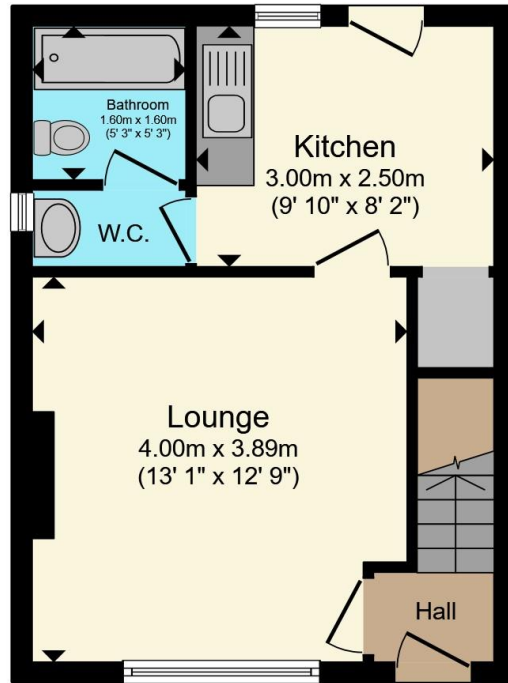
Rear Garden

A low maintenance rear garden with a detached garage for storage or potential future conversion. Also benefits from side access from the front driveway.

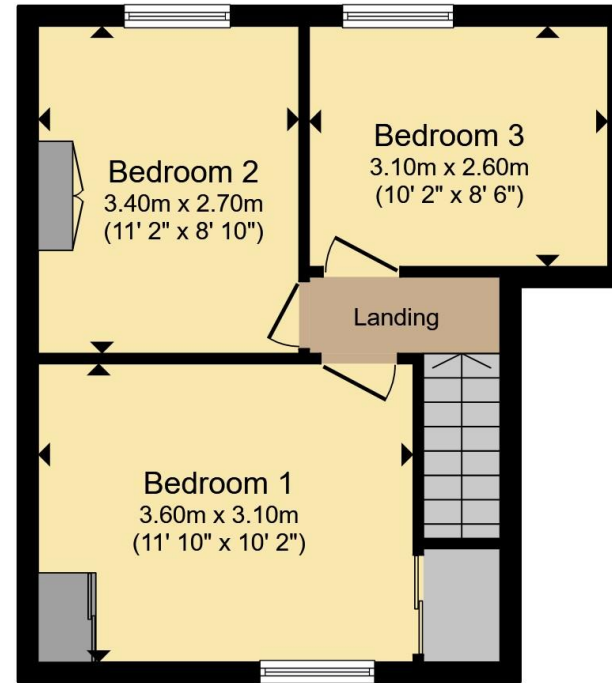








Ground Floor



First Floor

Total floor area 66.0 m² (711 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: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311336



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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