



Connells

Sandwell Road  
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 West Bromwich Central. 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 two reception rooms, a fitted kitchen with a rear garden. This home offers a great opportunity for a first time purchase or your next buy to let investment. To the first floor you have three generously sized bedrooms with a ground floor family bathroom. To the rear of the property you have a great outside space big enough for the whole family.

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## Entrance Hall

Access via a shared entrance having double glazed door to the side, skylight window and doors to the dining room and kitchen.

## Dining Room

13' x 11' 5" ( 3.96m x 3.48m )

Feature fireplace with electric fire, double glazed window to the rear, central heated radiator, stairs to the first floor and door to the lounge.

## Lounge

14' 4" x 11' 8" ( 4.37m x 3.56m )

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

## Kitchen

9' 9" x 7' 2" ( 2.97m x 2.18m )

Fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, wall mounted boiler, plumbing point, space for freestanding cooker, fitted cooker hood, central heated radiator and door to the bathroom.

## Bathroom

Fitted bathroom suite comprising of a fitted panel bath, low level WC, vanity wash hand basin, tiling throughout and double glazed window to the side.

## First Floor Landing

Stairs from the dining room and doors to;

## Bedroom One

12' 1" x 11' 7" ( 3.68m x 3.53m )

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

## Bedroom Two

13' x 8' 1" ( 3.96m x 2.46m )

Double glazed window to the rear, storage cupboard and central heated radiator.

### Bedroom Three

13' x 6' 3" ( 3.96m x 1.91m )

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

### Rear Garden

Slabbed patio area, outbuilding and a grass lawn.

### Cellar

13' 11" x 6' 1" ( 4.24m x 1.85m )

Lighting and power.

### Agents Note

There is a easement on the title, please enquire with the branch.









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: E Council Tax  
 Band: A

Tenure: Freehold

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