



**Connells**

Winchester Road  
West Bromwich



# Winchester Road West Bromwich B71 2NY

for sale offers over  
**£270,000**



## Property Description

This BEAUTIFULLY PRESENTED semi-detached property is set within a key residential location and offers a fantastic opportunity to make your next family home! Nestled between West Bromwich and Wednesbury this offers an array of shops and amenities, falling within the catchment for Wodensborough High, Moorlands and Hall Green Primary School.

The property briefly comprises of a through lounge with an extended dining area, modern fitted kitchen diner, the rear garden offers an excellent outside space big enough for the whole family along with an external building. To the first floor there are three generous sized bedrooms, a family bathroom and access to the loft room. To the exterior you have ample off road parking to the front and well maintained rear garden.

CALL US NOW TO ARRANGE YOUR VIEWING!

## Frontage

Printed concrete driveway providing ample parking and an artificial grass lawn to the side.

## Entrance Hall

Double glazed door to the front, storage cupboard, stairs to the first floor and door to the lounge and kitchen.

## Lounge

21' 2" x 11' 4" ( 6.45m x 3.45m )

Double glazed window to the front, electric fire set in feature surround, central heated radiator and arch to dining room.

## Dining Room

10' 3" x 7' 7" ( 3.12m x 2.31m )

Double glazed window to the rear and french doors to the side.

## Kitchen

16' x 5' ( 4.88m x 1.52m )

Fitted kitchen comprising of a range of wall and base units with work surfaces over, splash back tiling, sink and drainer, integrated oven and hob, cooker hood, fridge freezer, storage cupboard, double glazed window to the rear and double glazed door to the side.

## First Floor Landing

Stairs from the entrance hall and doors to;

## Bedroom One

14' x 9' 2" ( 4.27m x 2.79m )

Double glazed window to the front, central heated radiator and fitted wardrobe.

## Bedroom Two

12' 10" x 8' 5" ( 3.91m x 2.57m )

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

## Bedroom Three

9' 1" x 7' ( 2.77m x 2.13m )

Double glazed window to the rear and central heated radiator.

## Bathroom

Double glazed window to the rear, fitted panel bath with shower over, tiled throughout, wash hand basin and a central heated radiator.

## Wc

Double glazed window to the rear and a low level WC.

## Loft Room/Study

Stairs from the first floor landing and a skylight window.

## Rear Garden

Slabbed and grassed areas, side gate, outdoor socket and tap. Access to the garage.

## Garage

15' 4" x 14' 4" ( 4.67m x 4.37m )

Located at the rear of the garden having an up and over to the front and a double glazed window.



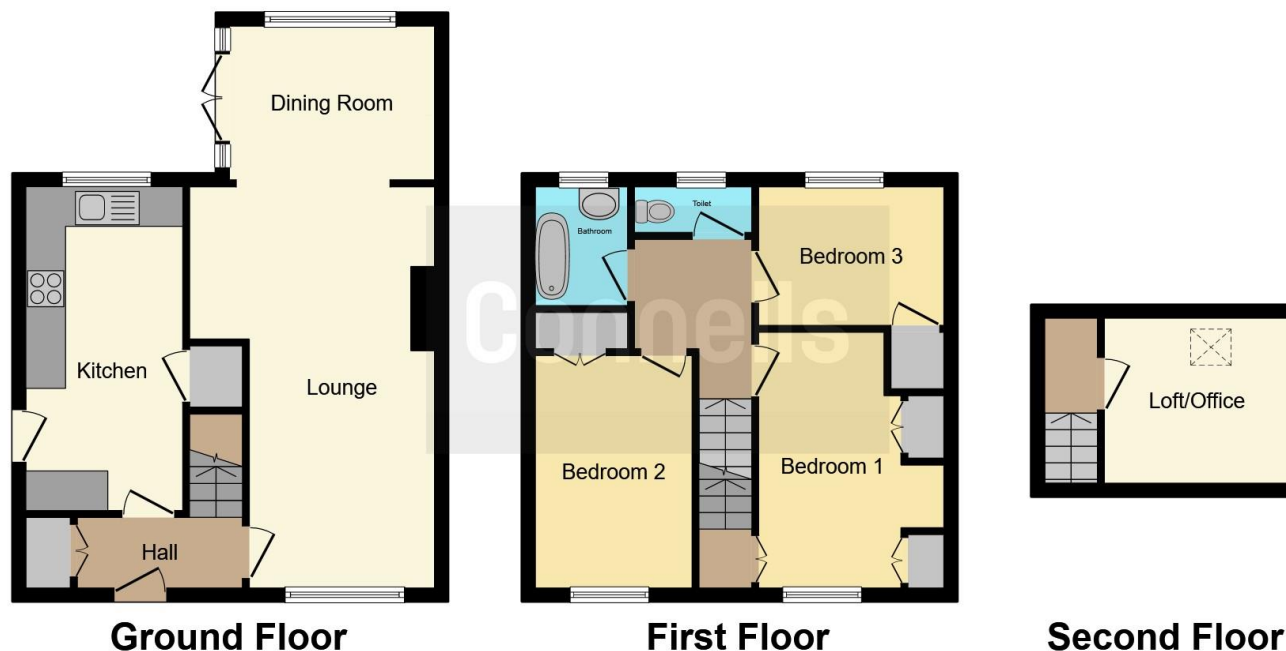












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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**T 0121 525 1177**  
**E [westbromwich@connells.co.uk](mailto:westbromwich@connells.co.uk)**

3 Astle Park  
 WEST BROMWICH B70 8NS

EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WBW310916](http://connells.co.uk/Property/WBW310916)



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