



Connells

Devereux Road  
West Bromwich



## Property Description

Connells are delighted to be marketing this very well presented four bedroom end of terraced property. This lovely home has been maintained to a high standard making it the perfect first time buyers house or even an upsize on what you currently have. Fitted kitchen with a family bathroom up stairs and en suite on the ground floor! Located within easy access to commuting links and amenities with nearby schools.

In brief the property comprises of: entrance hall, kitchen diner with fitted appliances to the front, lounge/diner to the rear with access to the extended ground floor bedroom and en suite. To the first floor you have three generously sized bedrooms and a family bathroom. Outside you have parking to the front and a low maintenance rear garden with side access.

CALL NOW TO VIEW!

## Approach

The property is approached via drop curb giving access to off road parking, step to entrance porch and door to entrance hall.

## Entrance Hall

With a door to the front, under stairs storage, kitchen and lounge.

## Kitchen

9' 6" x 9' 1" ( 2.90m x 2.77m )

The kitchen is a modern fitted suite to comprise a range of wall and base units, stainless steel sink with drainer, fitted oven, hob, hood over, plumbing points, boiler and a double glazed window to the front.

## Lounge

15' 5" Max x 13' Max ( 4.70m Max x 3.96m Max )

A spacious lounge diner with stairs leading to the first floor, tv and internet points, radiator, external door to the side passage door then leading to the extended downstairs bedroom.

## Bedroom 4

13' 1" x 6' 11" ( 3.99m x 2.11m )

With a double glazed window and door to the rear, radiator and access to the ensuite.

## Ensuite

Currently set up as a wet room, with a shower, low level w.c, wash hand basin and a radiator.

## Landing

With stairs rising from the lounge, window to the side, access to toilet, bathroom and the three bedrooms.

## Bedroom 1

14' 5" x 8' 6" ( 4.39m x 2.59m )

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

## Bedroom 2

11' 9" x 9' 10" ( 3.58m x 3.00m )

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

## Bedroom 3

11' 4" x 6' 11" ( 3.45m x 2.11m )

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

## Bathroom

A suite to comprise of bath, wash hand basin, double glazed window to the front and a separate W.C.

## Rear

The rear offers a low maintenance space with plants and shrubs, ramp up to the rear bedroom and a gated side access. The property also has access to a gated rear

space for loading or unloading.

## Agents Note

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

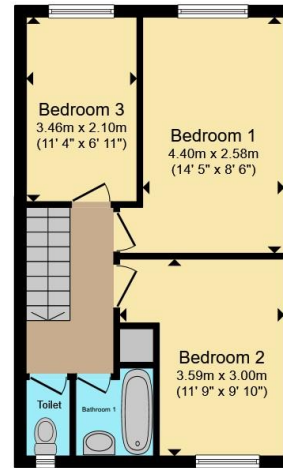








**Ground Floor**



**First Floor**

Total floor area 87.7 m<sup>2</sup> (944 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 0121 525 1177**  
**E [westbromwich@connells.co.uk](mailto:westbromwich@connells.co.uk)**

3 Astle Park  
 WEST BROMWICH B70 8NS

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBW311086](http://connells.co.uk/Property/WBW311086)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WBW311086 - 0003