



**Connells**

Steel Avenue  
WEST BROMWICH



## Property Description

This nearly new semi-detached family home has recently been built and benefits from being within its 10 year warranty. The property itself is nestled in between the M5 and M6 giving great commute links for wherever you are based for work. You have West Bromwich New Square within a 5 minute drive with an array of shops and amenities, as well as Birmingham City Centre around a 20 minute drive away. You have both secondary and primary schools within walking distance too!

The property is finished to a high standard throughout with a high spec finished kitchen diner, downstairs toilet, large living space to the front, two double bedrooms with a family bathroom and additional storage on the landing and access to the loft space.

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## On Approach

The property is set back from the roadside and benefits from a block-paved driveway, with a slabbed pathway to the side bordered by a variety of bushes and shrubs. Side gated access provides convenient entry to the rear of the property

## Entrance Hall

Entry into the property a double-glazed front door, opening into the entrance hall. Stairs rising to the first floor, and a further door leads through to the lounge.

## Lounge

Double-glazed window to the front, a central heated radiator, useful understairs storage cupboard. and a further door leading through to the kitchen-diner and guest WC.

## Kitchen/Diner

A fully fitted kitchen, offering a range of modern wall and base units with complementary work surfaces over, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, room for a freestanding fridge-freezer. Integrated appliances include an oven, hob, and a fitted cooker hood. Double-glazed French doors open out onto the rear garden, complemented by an additional double-glazed window for extra natural light.

## Wc

Guest WC comprising a low-level WC, wash hand basin with splashback tiles, and a chrome heated towel rail.

## First Floor Landing

Accessed via a staircase from the entrance hall, the landing offers a useful storage cupboard and provides access to the bedrooms and family bathroom.

## Bedroom One

Featuring two double glazed windows to the front and a central heated radiator.

## Bedroom Two

Featuring a double-glazed window to the rear and a central heated radiator.

## Family Bathroom

Fitted bathroom suite comprising a panelled bath with shower over and glass shower screen, tiling to splash-prone areas, wash hand basin, low-level WC, and a heated towel rail. The room also benefits from an extractor fan and a double-glazed window to the side.

## Rear Garden

The gardens feature slabbed patio areas to both the front and rear, providing ideal spaces for outdoor seating and entertaining. The rear garden benefits from an artificial lawn set to the centre, neatly edged with wooden sleepers, along with a slabbed pathway and decorative gravel, creating a stylish and low-maintenance outdoor space.

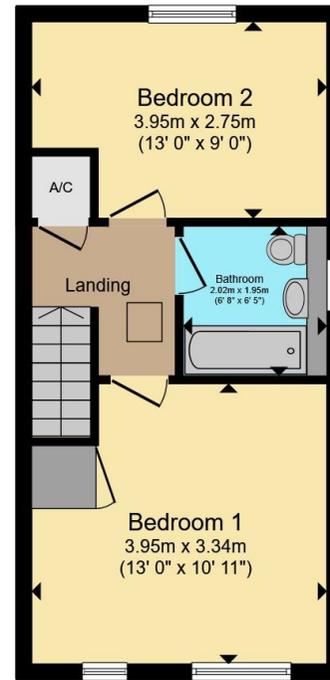








**Ground Floor**



**First Floor**

Total floor area 69.2 m<sup>2</sup> (745 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)



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EPC Rating: B Council Tax  
Band: B

Tenure: Freehold

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