



**Connells**

Beaconview Road  
West Bromwich



## Property Description

Situated in a sought-after residential location, this spacious upper floor maisonette offers generous accommodation and excellent transport connectivity, making it an ideal purchase for first-time buyers, small families or investors alike. Offered to the market with no upward chain, the property is ready for immediate occupation while also offering further scope for personalisation and enhancement, subject to any necessary consents.

The accommodation briefly comprises an entrance hallway, a bright and comfortable lounge and a spacious kitchen diner providing ample storage and fitted appliances. You have the benefit of two double bedrooms with a separate family bathroom.

Conveniently located within walking distance of Tame Bridge Train Station, Stone Cross High Street and West Bromwich Bus Station, the property offers excellent access to local amenities, schools and transport links, making commuting straightforward.

Early viewing is highly recommended to fully appreciate the size, potential and convenient location of this characterful home.

## Entrance Hall

Entrance into the property via a door to the side, the entrance hall benefits from a double glazed window to the side, a useful storage cupboard and doors leading to the kitchen and lounge.

## Kitchen

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, splash back tiling, double glazed window to the rear, central heated radiator, fitted cooker hood and space for a freestanding cooker.

## Lounge

Featuring a double glazed window to the front and a door leading to the inner hallway.

## Inner Hall

Doors leading to;

## Bedroom One

Featuring a double glaze window to the front and a central heated radiator.

## Bedroom Two

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

## Shower Room

Featuring a double glazed window to the rear, the shower room benefits from a fitted shower cubicle, wash hand basin and WC combination unit, chrome heated towel rail and tiling to splash prone areas.







## Ground Floor

Total floor area 61.3 m<sup>2</sup> (659 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)

Connells

To view this property please contact Connells on

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3 Astle Park  
 WEST BROMWICH B70 8NS

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as





EPC Rating: C    Council Tax Band: A    Service Charge: Ask Agent    Ground Rent: 10.00    Tenure: Leasehold

**view this property online [connells.co.uk/Property/WBW311313](https://www.connells.co.uk/Property/WBW311313)**

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