



**Connells**

Europa Avenue  
West Bromwich



## Property Description

\*WOW!!!\* This beautifully linked detached property offers the perfect property to settle down in. The property itself is situated within a quite residential estate offering the perfect location for the safety of children and a quiet family home. The property is a link detached by the garage to the side, hallway that accesses both bedrooms, lounge, and bathroom. With a kitchen and a separate diner. The lounge is located to the rear of the property with a window to the rear giving lots of natural light, with the dining room coming off this, having a patio door to access the rear garden. The kitchen is at the front of the property with another patio door to access the garden. Two double bedrooms offering excellent space for all of the family with a modern fitted bathroom suite. This also offers a big plot of land for any plans to extend.

The Sandwell Valley estate is sought after with being walking distance to the park itself as well as all of the amenities in the West Bromwich town centre such as the high street and the new square business park.

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## Approach

The property is approached via drop curb giving access to off road parking with door to entrance hall.

## Lounge Area

16' 1" x 10' 9" ( 4.90m x 3.28m )

The lounge offers ample space for a family

along with a gas central heated radiator, tv and tel points, door to kitchen and access to the dining area.

## Dining Area

8' 4" x 8' 1" ( 2.54m x 2.46m )

Patio doors leading to the garden, sky light and a gas central heated radiator.

## Kitchen Diner

17' 10" x 10' 2" ( 5.44m x 3.10m )

A modern fitted kitchen with a range of wall and base units with inset sink drainer, gas cooker point, dishwasher, washing machine, french doors to rear, sky light and a gas central heated radiator.

## Bedroom One

11' 8" x 9' 9" ( 3.56m x 2.97m )

A double glazed window to the front and a gas central heated radiator.

## Bedroom Two

10' 1" x 9' 6" ( 3.07m x 2.90m )

With a double glazed window to the front and a gas central heated radiator.

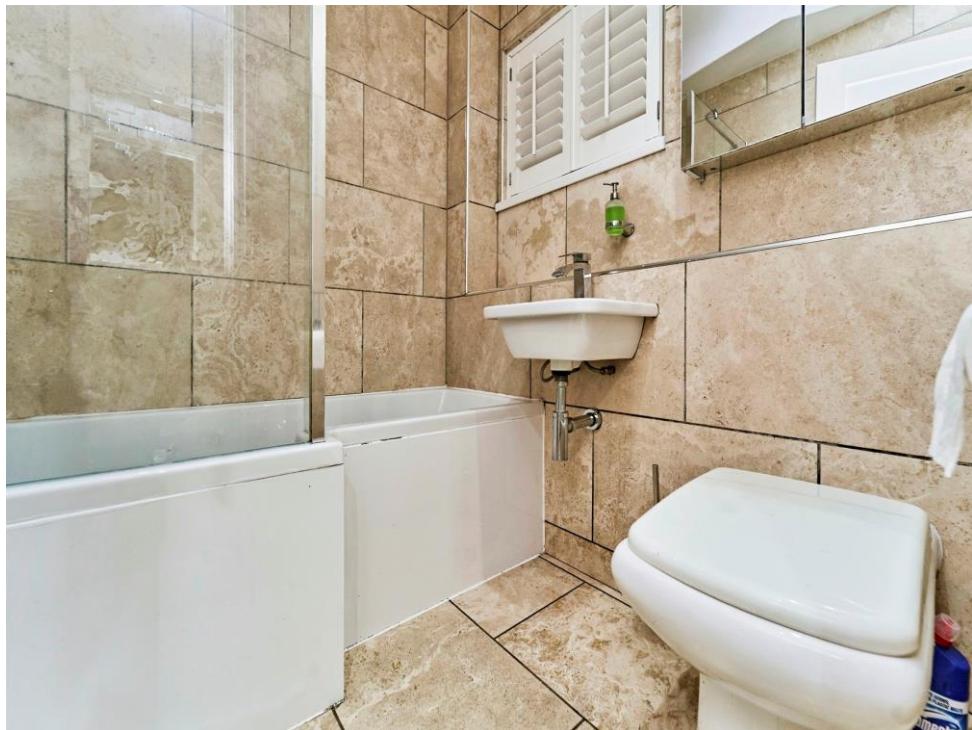
## Bathroom

A modern fitted bathroom suite with a bath, shower fitting over, wash hand basin, low level w.c and a gas central heated radiator.

## Rear

To the rear you have a lawn area, boarders with mature plants and shrubs along with side access.









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: C    Council Tax  
 Band: C

Tenure: Freehold

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