



Connells

Livingstone Road
West Bromwich



Property Description

We are delighted to be marketing this lovely home located in the Lyng area of West Brom, this is a fantastic opportunity for a first time buyer to get their foot on the property ladder. The property has been well maintained over the years with the addition of off road parking, large patio area and modern throughout. The house briefly comprises of a entrance hall, lounge, fitted kitchen. First floor landing, two double bedrooms with a family bathroom. Externally there is a driveway , front & rear gardens.

CALL NOW TO BOOK YOUR VIEWING!

Frontage

A block-paved driveway provides off-road parking, with access to the property gained via a double-glazed front door opening into the entrance hall. A side gate offers convenient access to the rear garden.

Entrance Hall

Storage cupboard housing utility meter and door to the lounge.

Lounge

Double glazed bow window to the front, central heated radiator, TV point, stairs to the first floor and door to the kitchen.

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, space and plumbing for washing machine, integrated oven and hob with cooker hood over, integrated fridge freezer, double glazed window to the rear and door to the rear garden.

First Floor Landing

Stairs from the lounge, loft access and doors to;

Bedroom One

Double glazed window to the rear and a central heated radiator.

Bedroom Two

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

Bathroom

Fitted bathroom suite comprising of a fitted panel bath with shower over, wash hand basin and wc combination unit, central heated radiator, tiling throughout and double glazed window to the side.

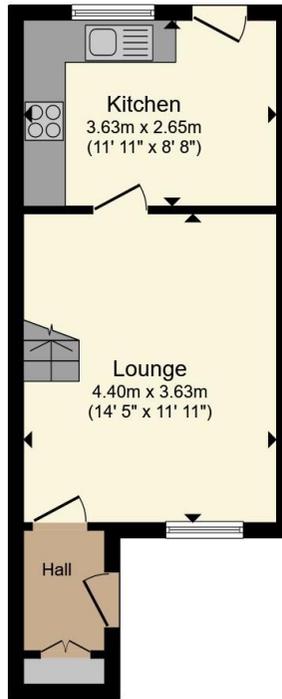
Rear Garden

A low-maintenance rear garden, being mostly slabbed, is complemented by a soil planting

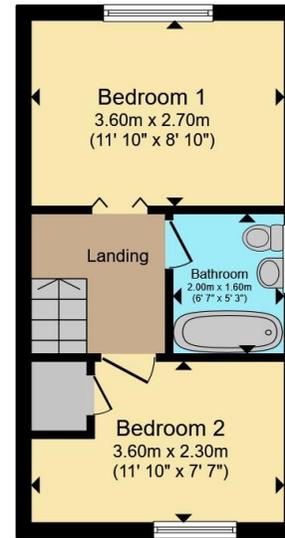
area, a useful garden shed, and side-gate access.







Ground Floor



First Floor

Total floor area 54.6 m² (588 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



To view this property please contact Connells on

T 0121 525 1177
E 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/WBW311204



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Property Ref: WBW311204 - 0002