



Connells

Dial Lane
WEST BROMWICH



Property Description

This three bedroom mid terrace property offers the perfect opportunity to get you on the property or even an upsize from your current family home! Offering a modern kitchen diner, lounge to the front, three double bedrooms, modern fitted bathroom, a large family sized rear garden with an patio area. The property also benefits from a downstairs W.C.

The property is situated within a quiet residential location with great access to local shops, walking distance to black lake tram stop giving easy access to Birmingham and Wolverhampton. You are within the catchment area for Harvills Hawthorn and other local schools.

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On Approach

Set behind a low-maintenance front garden, the property benefits from a lawned foregarden with mature shrubbery and a paved pathway leading directly to the front entrance.

Entrance Hall

Featuring a double-glazed entrance door to the front, the entrance hall benefits from a staircase rising to the first floor landing and a door leading through to the lounge.

Lounge

Featuring a double-glazed window to the front, the room features a fireplace with decorative surround together with a fitted gas fire and a door leading into the kitchen.

Kitchen

A modern and well-appointed kitchen fitted with a range of matching high-gloss wall and base units, complemented by contrasting work surfaces. Features include a stainless-steel sink and drainer unit with mixer tap set beneath a double-glazed window overlooking the rear garden.

Further benefits include plumbing and space for a washing machine, ample worktop preparation space, and a range of power points for appliances. A door provides access to the ground floor WC and rear garden.



Wc

Fitted with a low-level WC with concealed cistern,

First Floor Landing

Stairs rising from the entrance hall, loft access and doors to;

Bedroom One

Featuring a double glazed window to the front.

Bedroom Two

Featuring a double glazed window to the rear.

Bedroom Three

Featuring a double glazed window to the front.

Shower Room

A contemporary shower room fitted with a modern suite comprising a walk-in shower enclosure with glazed screen, vanity wash hand basin with mixer tap and storage beneath, and a low-level WC with concealed cistern. The room is finished with attractive marble-effect wall panelling, complemented by matching fitted storage units providing ample space for toiletries and everyday essentials, further benefitting from an obscured double-glazed window to the rear.

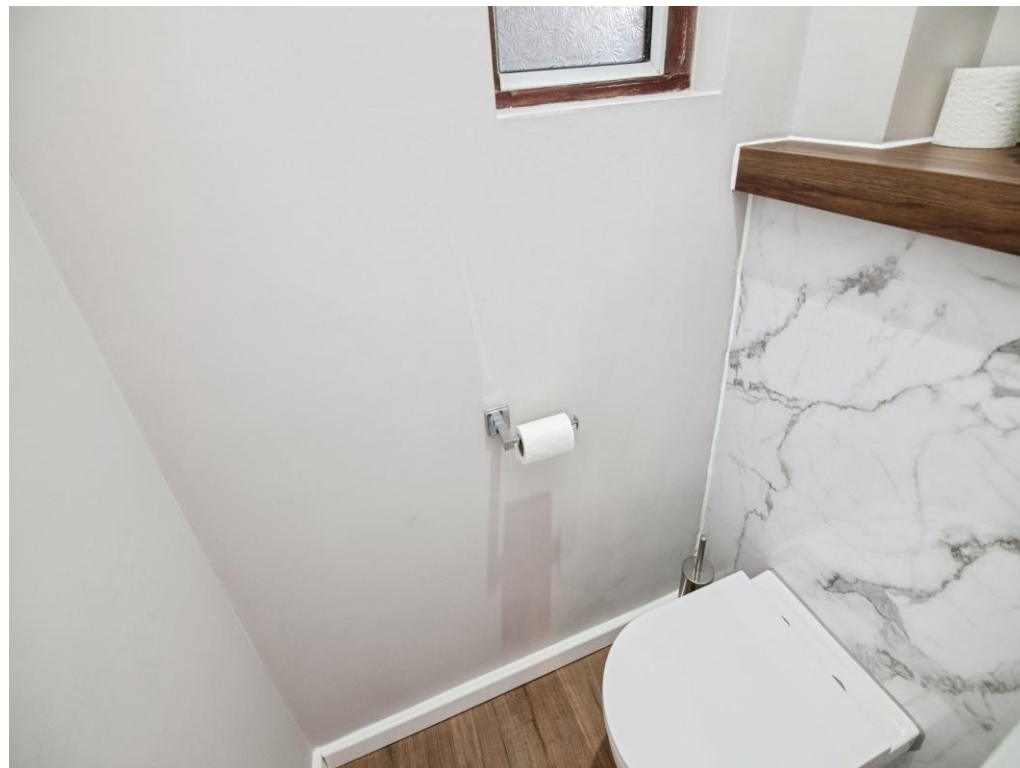
Rear Garden

The property benefits from a generously sized and enclosed rear garden. Predominantly laid to lawn, the garden features a paved pathway extending from the property to the rear boundary, together with a patio area ideal for outdoor seating.

Bounded by fencing, the garden provides a good degree of privacy, while a useful timber garden shed offers practical external storage.

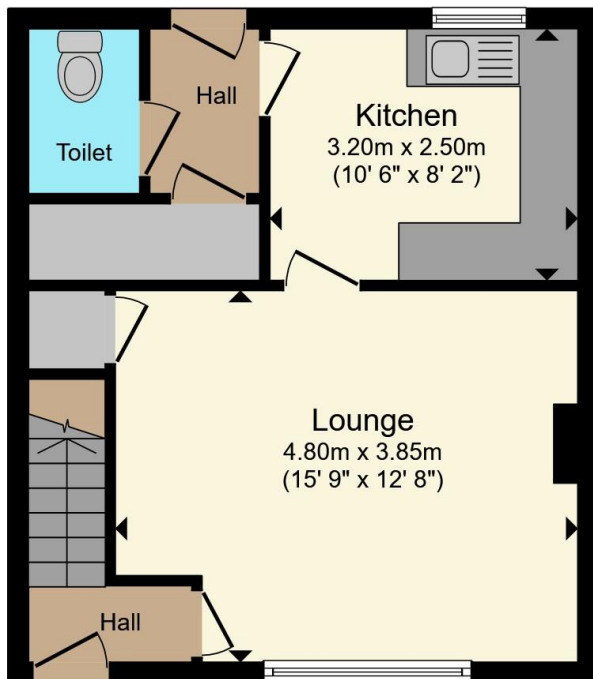
Agents Note

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

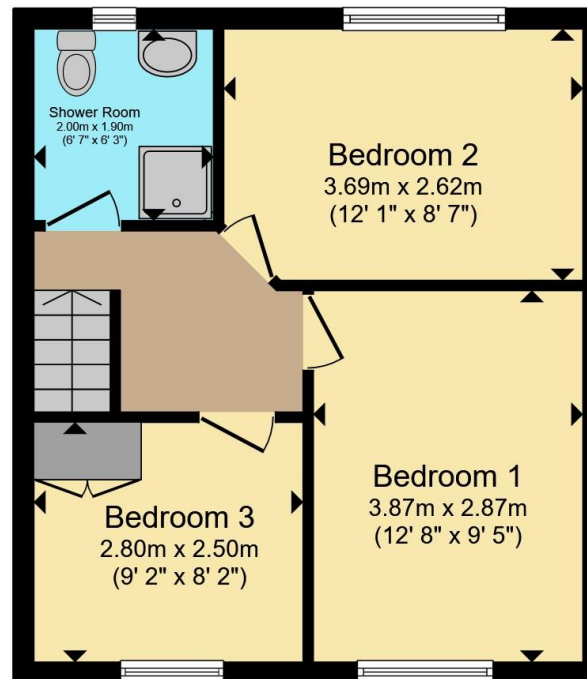








Ground Floor



First Floor

Total floor area 75.2 m² (809 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

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EPC Rating: F Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311529



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