



**Connells**

Oxford Road  
West Bromwich



## Property Description

Situated in a sought after residential location this larger than average three bedroom 1900's town house is not one to be missed. Making a great home for a large family or first time buyer the property offers heaps of space and being slightly elevated. The house briefly comprises of an entrance hallway, two reception rooms, kitchen diner, first floor landing, three bedrooms, family bathroom, central heating, on street parking. additional storage, low maintenance rear garden. There are several Primary Schools located within the immediate area as well major public transport links such are the High Street for Bus Links, Lodge Road for the Tram Stop and the West Bromwich Bus Station.

CALL US NOW TO BOOK YOUR VIEWINGS!

## Approach

The property is approached via small front courtyard with step up to entrance hall.

## Entrance

The entrance hall has a door to the front, doors to both reception rooms and stairs to first floor.

## Front Room

With a bay window to the front, radiator and fireplace.

## Second Reception

With a double glazed window to the rear, radiator, fireplace and door leading through to utility space.

## Utility Space

A door leading to the garden and door to the cellar.

## Kitchen

A range of base units, gas point, plumbing point and a double glazed window to the side.

## Landing

Stairs rising from hallway with doors leading to the three bedrooms and the bathroom.

## Bedroom One

With two double glazed windows to the front and a radiator.

## Bedroom Two

With a double glazed window to the rear and a radiator.

## Bedroom Three

With a double glazed window to the rear and radiator.

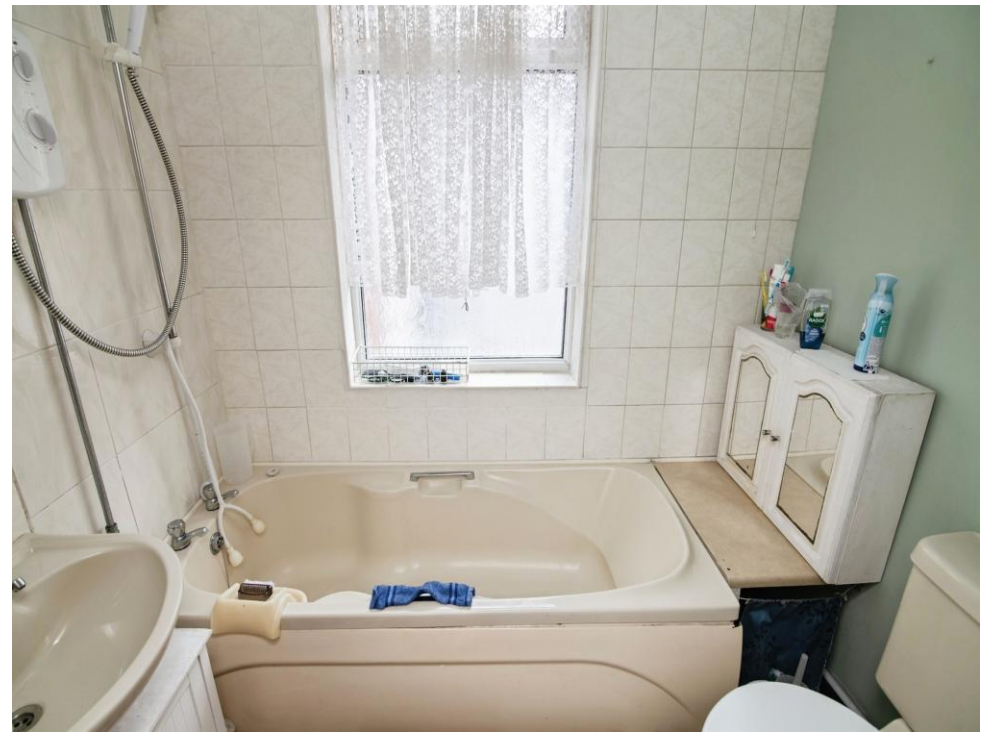
## Bathroom

A bathroom suite to comprise of bath with shower, low level w.c, wash hand basing and a double glazed window to the side.

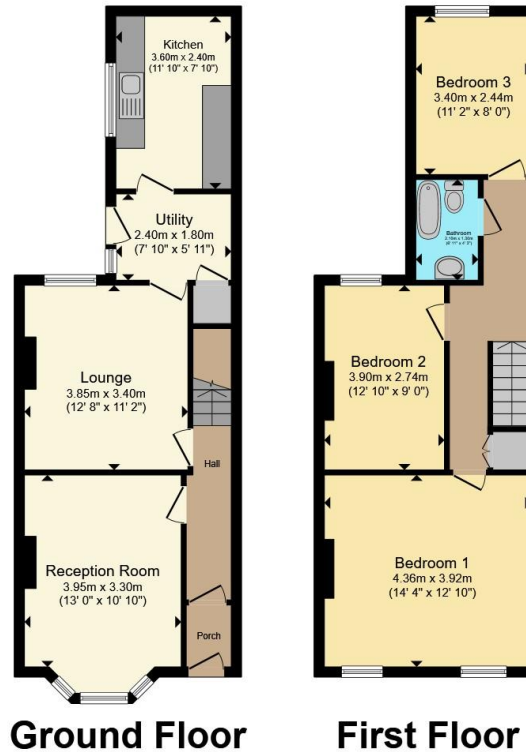
## Rear Garden

A large open space with slabbed patio and lawn beyond.









Total floor area 96.2 m<sup>2</sup> (1,036 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)



To view this property please contact Connells on

**T 0121 525 1177**  
**E [westbromwich@connells.co.uk](mailto:westbromwich@connells.co.uk)**

3 Astle Park  
 WEST BROMWICH B70 8NS

EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBW311317](http://connells.co.uk/Property/WBW311317)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WBW311317 - 0003