



**Connells**

Arthur Street  
West Bromwich



### Property Description

On a residential estate nearby the amenities of the West Bromwich Town Centre, this two bedroom end of terrace home is not one to be missed. Finished to a high standard through out and has been exceptionally well maintained during it's time with the current owner and briefly comprises of an entrance hall, spacious lounge. Fitted kitchen, small extension to the rear, parking to both the front and rear, two good sized bedrooms with a modern fitted bathroom suite.

This property offers excellent commute links with J9 of the M6 and J1 of the M5 both being just a short driving distance. Major bus and train links that can take you to both Wednesbury and West Bromwich town centres!

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### Agents Note

There is an existing Right of Way at the property, please enquire with the branch for further details.

### On Approach

Set back from the roadside, the property benefits from a block paved driveway providing off-road parking, along with convenient side gated access. Entry to the property is via a door leading into the entrance porch.

### Entrance Porch

Featuring a double glazed door to the side, double glazed window to the front, central heated radiator, and door into the lounge.

### Lounge

Featuring a double glazed window to the front, two central heated radiators, a useful understairs storage cupboard and door leading to the hall.

### Hall

Stairs rising to the first floor landing, central heated radiator and doors leading to the utility/WC and kitchen.

## Utility/Wc

Featuring a low-level WC and a stainless steel sink set within work surfaces with base cupboards beneath, complemented by splashback tiling, a plumbing point for a washing machine, central heated radiator and extractor fan.

## Kitchen

A modern and stylish fitted kitchen, finished to a high standard throughout. The space features a range of sleek high-gloss wall and base units, complemented by contrasting work surfaces and a striking tiled splashback.

Integrated appliances include an oven, gas hob, extractor hood and a double central heated radiator. A composite sink positioned beneath a double glazed window, allowing for plenty of natural light.

## First Floor Landing

Stairs rising from the hallway, central heated radiator, double glazed window to the side, storage cupboard and doors leading to;

## Bedroom One

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

## Bedroom Two

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

## Wc

Featuring a concealed cistern WC, tiled walls, a central heating radiator, and a wall-mounted vanity cupboard.

## Shower Room

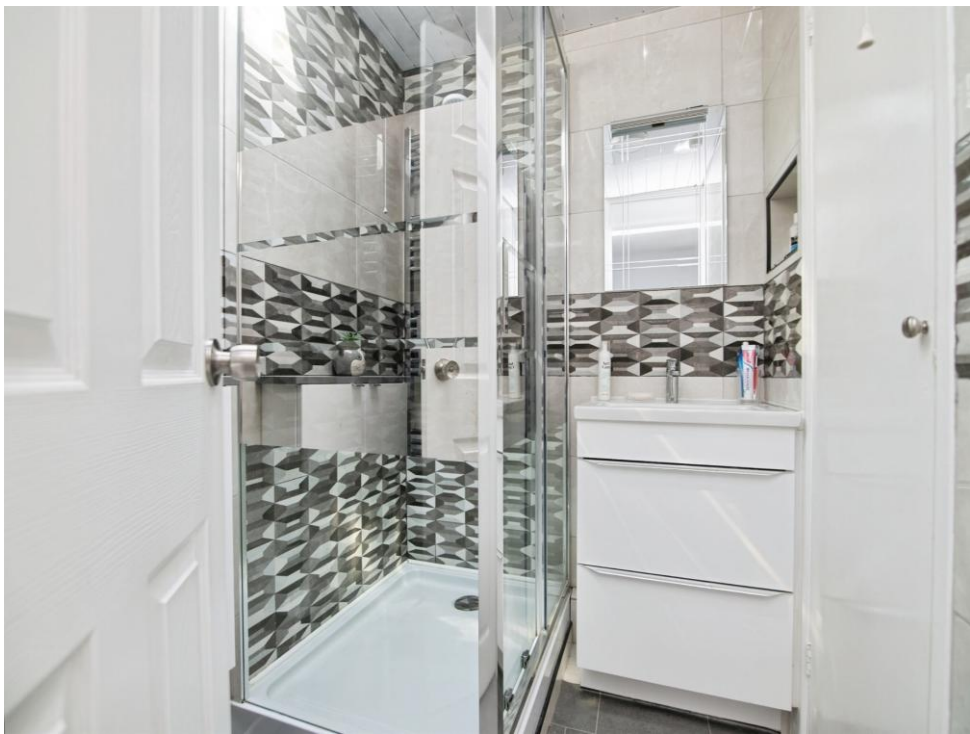
Fitted shower cubicle, wash hand basin, chrome heated towel rail, extractor fan, airing cupboard housing combi boiler and tiling to walls.

## Rear Garden

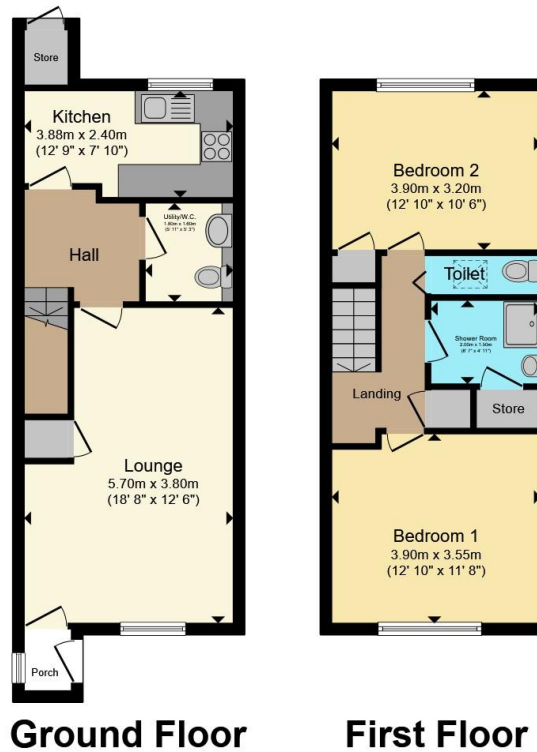
A practical and enclosed rear courtyard-style garden, offering a versatile outdoor space with low-maintenance appeal. The area is predominantly laid with hardstanding, providing scope for a variety of uses including additional seating, storage, or off-road parking.

Two timber storage sheds and fencing to the boundaries.. Timber gates to the rear allow for convenient vehicular access while a second gate offers access to the front of the property.









Total floor area 74.6 m<sup>2</sup> (803 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)



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EPC Rating: C Council Tax Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBW311361](http://connells.co.uk/Property/WBW311361)**



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