



**Connells**

Beaconsfield Street  
West Bromwich



## Property Description

Located at the heart of a residential area estate known as The Tantany is this double fronted semi-detached house is situated within a quiet residential location and being within walking distance to the High Street with an array of shops and amenities. You have the benefit of being walking distance to Sandwell & General and major bus links on All Saints Way. The property benefits from being with the catchment for All Saints & George Salter.

This spacious family home offers great living accommodation having two reception rooms, kitchen diner, three generously sized bedrooms, family bathroom and beautifully kept front and rear gardens!

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## Frontage

Set back from the roadside having a slabbed driveway for ample off road parking and a well maintained front garden edged with a hedge.

## Entrance Hall

Entrance into the property via a door to the front, stairs to the first floor landing and doors to the lounge and dining room.

## Lounge

17' 3" x 12' 1" ( 5.26m x 3.68m )

Having a double glazed window to the front, gas fire set in a feature surround, TV and telephone points and french doors to the rear.

## Dining Room

11' 3" x 9' 3" ( 3.43m x 2.82m )

Double glazed window to the front, central heated radiator and door to the kitchen.

## Kitchen

8' 9" x 7' 5" ( 2.67m x 2.26m )

Fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, space and plumbing for washing machine, space and gas point for cooker, splash back tiling, central heated radiator and a double glazed window to the rear.

## Wc

Double glazed window to the rear, WC and tiling to walls.

## First Floor Landing

Stairs from the entrance hall, loft access, storage cupboard, double glazed window to the rear and doors to;

## Bedroom One

13' 1" x 12' 6" ( 3.99m x 3.81m )

Two double glazed windows to the front, TV point and a central heated radiator.

## Bedroom Two

11' 11" max x 11' 11" max ( 3.63m max x 3.63m max )

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

## Bedroom Three

8' 10" x 7' 6" ( 2.69m x 2.29m )

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

## Bathroom

Fitted bathroom suite comprising of a fitted panel bath with shower over, wash hand basin set, vanity unit, WC, central heated radiator, tiling to walls and a double glazed window to the rear.

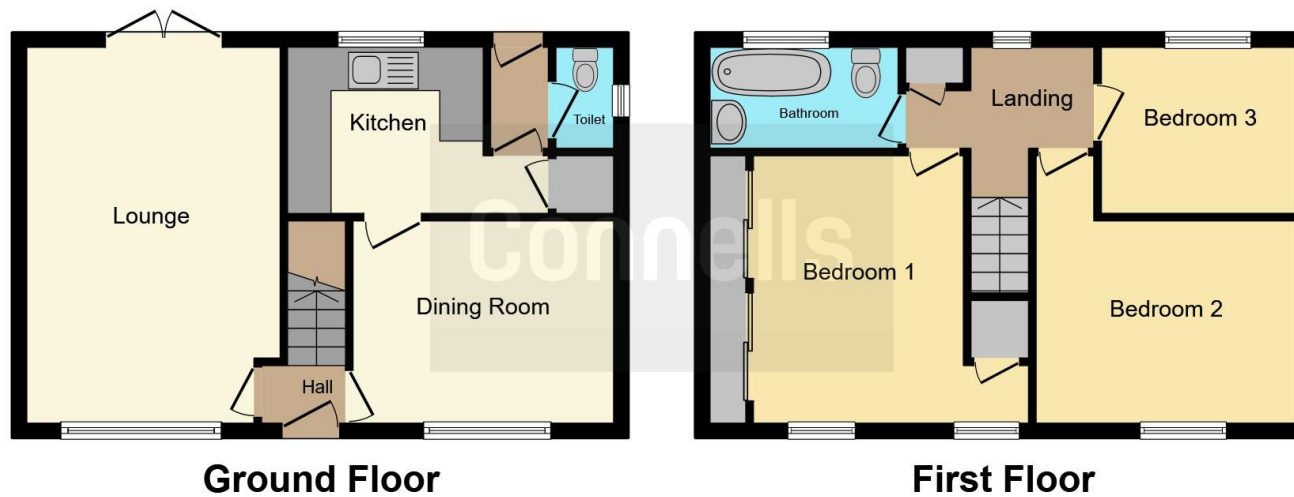
## Rear Garden

Well maintained garden having grassed areas bordered with a variety of plant life and a slabbed pathway to the side edged in gravel.









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: D Council Tax  
 Band: A

Tenure: Freehold

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