



The Broadway WEST BROMWICH B71 2QQ

for sale offers in the region of
£290,000



Property Description

This beautifully presented SEMI-DETACHED HOME is set within a quiet residential cul-de-sac. The Broadway is within the heart of West Bromwich and benefits from having major bus links on Hill Top as well as being walking distance to the local tram stop Black Lake. This gives you the best of both worlds of having easy access to West Bromwich Town Centre as well as major Cities like Birmingham and Wolverhampton.

The property itself approaches via drop curb giving access for ample off road parking. The property has a light and spacious entrance hall leading to the family reception room at the front, open arch way to the modern fitted extended kitchen diner to the rear. You have a beautifully landscaped rear garden perfect for families and being low maintenance along with the detached garage. To the first floor you have a three spacious bedrooms and a fitted bathroom suite.

CALL US NOW TO ARRANGE YOUR VIEWINGS.

Frontage

Set back from the roadside behind a generous tarmac driveway, the property enjoys ample off-road parking for multiple vehicles. A side driveway provides convenient access to the rear garden and garage while entry to the property is gained via a enclosed entrance porch.

Entrance Porch

Featuring a double glazed door to the front and double glazed windows to the side. A further door leads into the entrance hall.

Entrance Hall

Stairs leading to the first floor, understairs storage and doors leading to the lounge and kitchen/diner.

Lounge

Benefiting from a double glazed bay window to the front, a central heated radiator and double doors leading into the kitchen/diner

Kitchen/Diner

Open-plan kitchen and dining space fitted with a comprehensive range of wall and base units complemented by work surfaces, incorporating a Belfast sink, integrated double oven and hob and space for an American-style fridge/freezer.

A central island incorporates a breakfast bar with seating for casual dining.

Further benefits include recessed ceiling spotlights, a central heating radiator, large skylight, a double glazed window to the rear and double glazed sliding patio doors leading to the rear garden.

First Floor Landing

Stairs rising from the entrance hall, a double glazed window to the side and doors leading to;

Bedroom One

Featuring a double glazed window to the rear, fitted wardrobes and a central heated radiator.

Bedroom Two

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

Bedroom Three

Triangular bay window to the front and a central heated radiator.

Bathroom

Family bathroom fitted with a contemporary white suite comprising a paneled bath with glazed shower screen and shower over, low-level WC and a vanity wash hand basin with useful storage beneath complemented by wall tiling. Further benefits include a obscure double glazed window to the rear elevation and recessed ceiling lighting spotlighting.

Rear Garden

Enclosed rear garden benefiting from paved patio area with steps leading to a raised artificial lawn.

The garden extends beyond, incorporating additional lawned and planted areas with mature shrubs, established borders and timber fencing to the boundaries. The detached garage can be accessed via a double glazed door to the side.

Agents Note

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

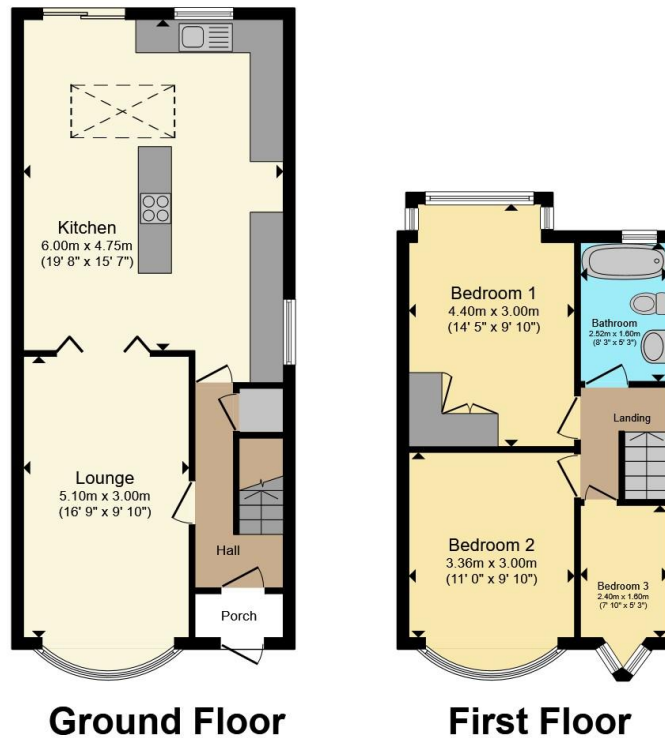
Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks









Total floor area 88.8 m² (956 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

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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311576



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.

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