



Connells

Gill Street
West Bromwich



Property Description

This exceptional home couldn't be better located for access to public transport and local amenities. The two storey house is within close proximity to The Lyng Medical Centre & West Bromwich Central Metro Station, of which provides commuters access into Birmingham City Centre in approximately 20mins. New Square Shopping Complex Sandwell College as well as the newly build West Bromwich Academy are also nearby, and so this house really is the ideal family home. The traditional build home, briefly comprises of an entrance hall, lounge with access to the second reception room. Downstairs bathroom, guest WC and an extended kitchen to the ground floor. To the first floor you have three generously sized bedrooms.

On Approach

The property is set back from the road side having a printed concrete forecourt with gated access. Gate to the side providing access to the rear garden.

Entrance Hallway

Stairs to the first floor and door to the lounge.

Entrance Porch

Double glazed door to the front, double glazed windows to the front and side and access to the entrance hallway.

Lounge

13' 10" x 12' 2" (4.22m x 3.71m)

Double glazed window to the front, central heated radiator and fire set in feature surround.

Dining Room

11' 6" x 8' 2" (3.51m x 2.49m)

Double glazed door to the side and central heated radiator.

Kitchen

11' 3" x 10' 10" (3.43m x 3.30m)

Fitted kitchen comprising of a range of wall and base units with work surfaces over, plumbing point, stainless steel sink and drainer, splash back tiling, integrated oven and hob with cooker hood over, tiled flooring, spotlights to ceiling and double glazed window to the rear.

Guest Wc

Plumbing point, WC and wash hand basin.

Bathroom

Double glazed window to the rear, walk in shower, low level WC, wash hand basin, fitted corner bath and a heated towel rail.

First Floor Landing

Double glazed window to the side and doors

to;

Bedroom One

17' 1" x 9' 6" max (5.21m x 2.90m max)

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

Bedroom Two

11' 2" x 8' 3" (3.40m x 2.51m)

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

Bedroom Three

8' 5" x 8' 2" (2.57m x 2.49m)

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

Rear Garden

Slabbed patio area, grass and gravelled areas and a fish pond.









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

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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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