



Connells

Beaconview Road  
West Bromwich



## Property Description

This BEAUTIFULLY presented and well maintained semi-detached family home is situated within the Charlemont area of West Bromwich. This warm and homely property is near bus links on Beaconview Road, Walsall Road & Bustleholme Lane as well as Tame Bridge Train Station. A short bus or car journey to local towns like Walsall, Wednesbury, and West Bromwich itself. It also near a motorway Junction and walking distance to Pennyhill Primary School. This property comprises of a front driveway, garage to the rear, entrance hall, through lounge and EXTENDED kitchen diner with wall and base units, three generously sized bedrooms, family bathroom and a low maintenance rear garden. The property benefits from double glazing and central heating. This is a PERFECT purchase for a family or those looking for an upsize!

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## Lounge

Having a double glazed bow window to the front elevation, stairs to the first floor, electric fire with surround telephone point, TV point and central heating radiator.

## Kitchen

Having three double glazed windows to the rear elevation, French door to the garden, fitted kitchen with a range of wall and base units with worksurfaces over, breakfast bar, island to middle, stainless steel one bowl sink and drainer, integrated electric oven and electric hob, with cooker hood over, integrated microwave, plumbing for washing machine, dish washer, spotlight to ceiling and central heating radiator.

## Landing

Having a double glazed window to the side elevation, stairs from the lounge, airing cupboard, loft access and doors to.

## Bedroom One

Having a double glazed window to the front elevation, built in wardrobes and central heating radiator.

## Bedroom Two

Having a double glazed window to the rear elevation, TV point and central heating radiator.

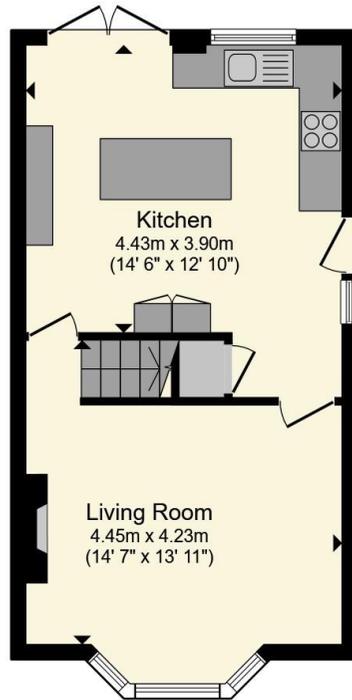
## Shower Room

Having a double glazed window to the rear elevation, part tiled, shower cubicle, vanity wash hand basin, low level WC extractor fan and central heating radiator.

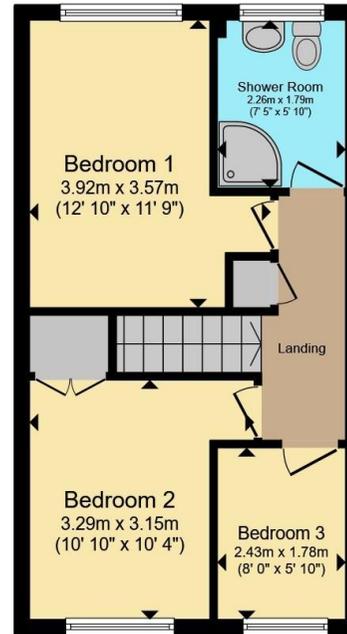








**Ground Floor**



**First Floor**



**Garage**

Total floor area 88.8 m<sup>2</sup> (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](http://www.propertybox.io)

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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