

GL
Guns Lane

WEST BROMWICH

For Sale



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3 Bedroom
Semi-Detached House

Guns Lane,
West Bromwich, B70

Description

Soul Estates are proud to present this well-presented three-bedroom semi-detached house For Sale, located in the heart of West Bromwich.

This ideal family home is perfectly positioned near highly regarded schools, including Shireland Biomedical UTC and George Salter Academy, as well as West Bromwich High Street and the town centre. Excellent transport links are available with Guns Village and Dartmouth Street tram stops just 0.2 miles away. This property is well-suited to first-time buyers, families, or investors.

The property features an entrance porch leading into a welcoming hallway, which provides access to the spacious 17ft lounge, a fitted kitchen, and a separate dining area. The family kitchen offers a range of matching wall and base units, splashback tiling, a gas hob with electric oven, and a useful storage cupboard.

Stairs lead to the first-floor landing, giving access to two double bedrooms and a generously sized single bedroom to the rear, along with a fully tiled family bathroom.

Additional benefits include a large rear and side garden, a separate garage to the rear, gas central heating, double glazing throughout, and a convenient side entrance.



The finer details

 BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME

 THREE GOOD-SIZED BEDROOMS

 SPACIOUS 17FT LOUNGE

 EXTENDED AND FITTED KITCHEN

 SEPARATE DINING AREA OFF THE KITCHEN

 MODERN FAMILY BATHROOM

 OFF-ROAD PARKING AND GARAGE

 ADDITIONAL LAND TO THE SIDE OF THE PROPERTY

Entrance Hall



Lounge



Kitchen



Dining Room



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Garden

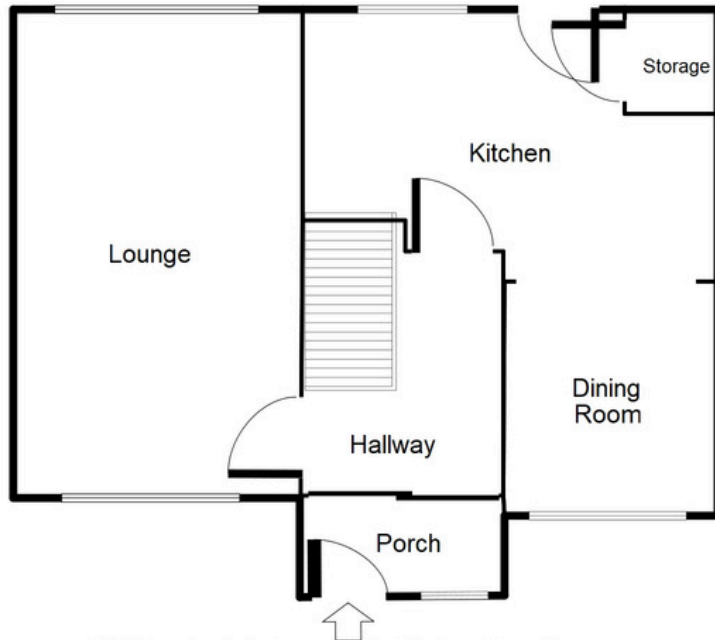


Additional Land



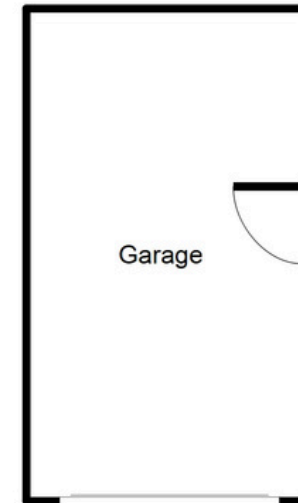
GROUND FLOORPLAN

Ground Floor



This floorplan is just an example, this is not to scale.
Please see description for exact room sizes.
(c) Soul Estates

Garage



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ENTRANCE PORCH:

4' 0" X 5' 5" (1.22M X 1.65M)

HALLWAY:

7' 1" X 5' 10" (2.16M X 1.78M)

LOUNGE:

17' 10" X 10' 7" (5.43M X 3.22M)

KITCHEN:

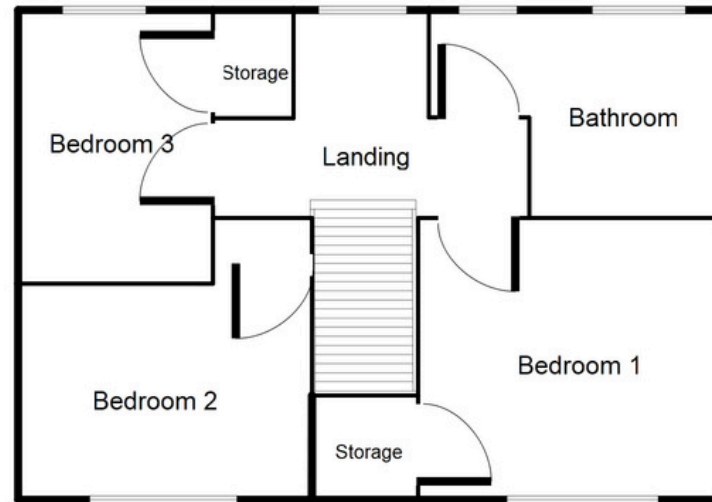
10' 4" X 13' 3" (3.15M X 4.04M)

DINING ROOM:

11' 5" X 6' 9" (3.48M X 2.06M)

FIRST FLOOR FLOORPLAN

First Floor



This floorplan is just an example, this is not to scale.
Please see description for exact room sizes.
(c) Soul Estates

FIRST FLOOR LANDING:
2' 7" X 9' 2" (0.79M X 2.79M)

BEDROOM 1:
12' 0" X 10' 1" (3.65M X 3.07M)

BEDROOM 2:
9' 6" X 10' 9" (2.89M X 3.27M)

BEDROOM 3:
8' 1" X 7' 9" (2.46M X 2.36M)

BATHROOM:
10' 0" X 5' 5" (3.05M X 1.65M)



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CONTACT US

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