



Connells

Wattle Road
West Bromwich

Wattle Road West Bromwich B70 9BL

for sale offers over
£210,000



Property Description

This two bedroom property is situated within a quiet residential part of West Bromwich. With easy access to the town centre itself as well as the bus station and the tram stop West Bromwich Central. This makes any commute far or near, just that little bit easier on a day to day basis. The town centre offers an array of shops and amenities such as The New Square which is a relatively new shopping complex within the town, as well as all the well known and reliable smaller shops and convenient stores on the high street. The property itself briefly comprises of a large family reception room, a modern fitted kitchen with a downstairs w.c. This offers a great space for any home working, hobbies or just another quiet space to relax. To the first floor you have two generously sized bedrooms with the bathroom. To the rear of the property you have a low maintenance rear garden ideal for pots and plants.

CALL NOW TO ARRANGE YOUR VIEWINGS!

On Approach

Set back from the roadside the property benefits from a block-paved driveway providing off-road parking, complemented by decorative gravel and a paved pathway.

Entrance Hall

Featuring a double glazed door to the front, stairs to the first floor and doors leading to the guest WC, kitchen and lounge/diner.

Guest Wc

Featuring a double glazed window to the front, wash hand basin, low level WC and a central heated radiator.

Kitchen

Fitted kitchen comprising of a range of wall and base units complemented by wood-effect worktops, integrated oven and four-burner gas hob, fitted stainless-steel extractor hood, stainless steel sink and drainer, ceiling spot lights and a double glazed window to the front.

Lounge/Diner

Featuring double glazed french doors to the rear, a central heated radiator and a useful storage cupboard.



First Floor Landing

Stairs rising from the entrance hallway and doors leading to;

Bedroom One

Featuring a double glazed window to the rear, central heated radiator and door leading to the ensuite shower room.

Shower Room

Featuring a corner shower cubicle, wash hand basin, low level WC and tiling to splash prone areas.

Bedroom Two

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

Bathroom

Fitted suite comprising of a panelled bath with shower over, low level WC, wash hand basin, and tiling to splash prone areas.

Rear Garden

Predominantly laid to lawn, the rear garden is fully fenced and benefits from a low-maintenance patio area, enhanced with attractive decorative stone borders and potted planting. A useful garden shed offers additional outdoor storage.

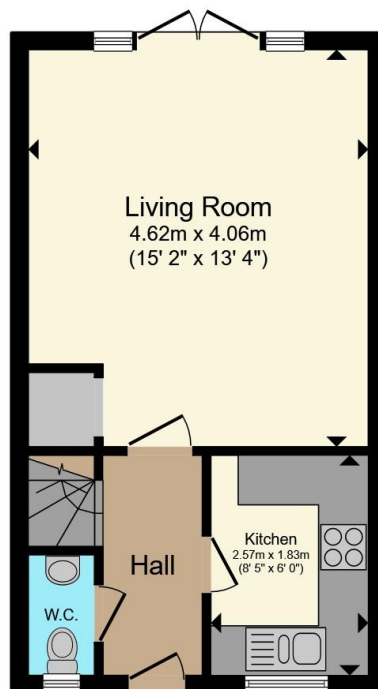
Agents Note

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

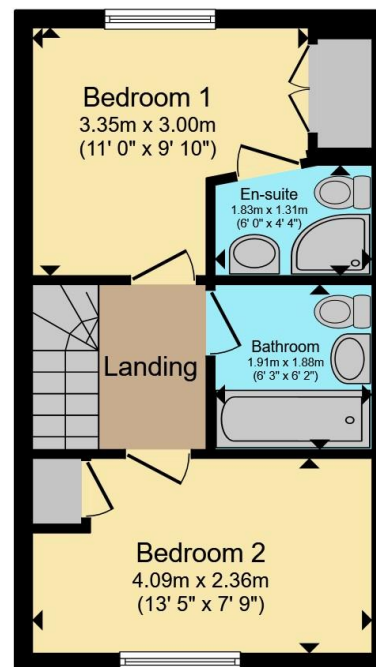








Ground Floor



First Floor

Total floor area 62.0 m² (667 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

Connells

To view this property please contact Connells on

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WEST BROMWICH B70 8NS

EPC Rating: B Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311546



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