



Saints Drive, West Bromwich
Birmingham, B71 3PA

£285,000

West Bromwich

£285,000

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Modern three-bedroom semi-detached home, built just three years ago.

Beautifully presented throughout and ready to move straight into, making it an ideal choice for first-time buyers or young families. Set within a quiet and attractive modern development, the property benefits from a two-car driveway complete with EV charging point.

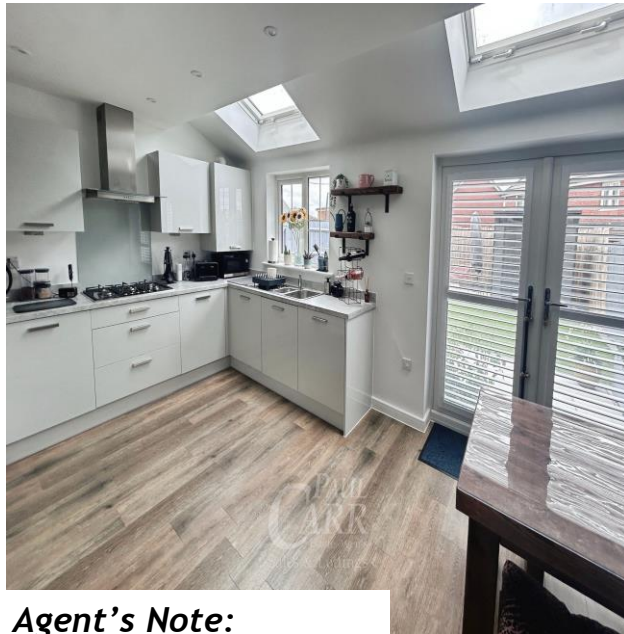
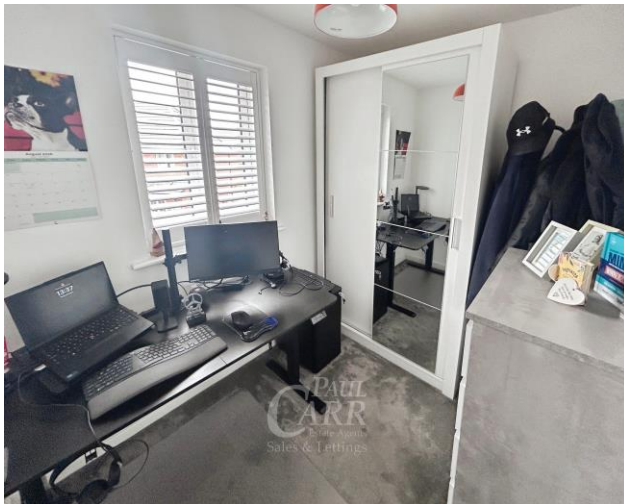
Internally, a welcoming reception hall provides access to a useful guest WC, while the spacious front lounge offers a comfortable place to relax. To the rear is the impressive modern dining kitchen, fitted with ample units and providing a fantastic sociable space perfectly suited to modern family life and entertaining.

Upstairs, there are three well-proportioned bedrooms, including two good-sized doubles and a generous single room, alongside a stylish modern family bathroom.

Outside, the rear garden has been thoughtfully landscaped to create an attractive yet easy-to-maintain space, with a patio area perfect for outdoor furniture and entertaining alongside artificial lawn. Offering contemporary living in a peaceful setting, this superb home really does have everything needed to simply unpack and enjoy.

Early viewing is highly recommended - contact us today to arrange your viewing and avoid missing out on this fantastic home.





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 20th August 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Property Specification

THREE BEDROOMS
SEMI DETACHED
MODERN BUILD
WELL PRESENTED THROUGHOUT
FRONT DRIVEWAY WITH EV CHARGER

Reception Hall 4.63m (15'2") x 1.24m (4'1")

WC 1.86m (6'1") x 0.89m (2'11")

Lounge 4.63m (15'2") x 3.07m (10'1")

Dining Kitchen 5.39m (17'8") x 3.28m (10'9")

Landing

Bedroom 1 3.33m (10'11") x 2.72m (8'11")

Bedroom 2 3.14m (10'4") x 2.72m (8'1")

Bedroom 3 2.55m (8'4") x 1.97m (6'6")

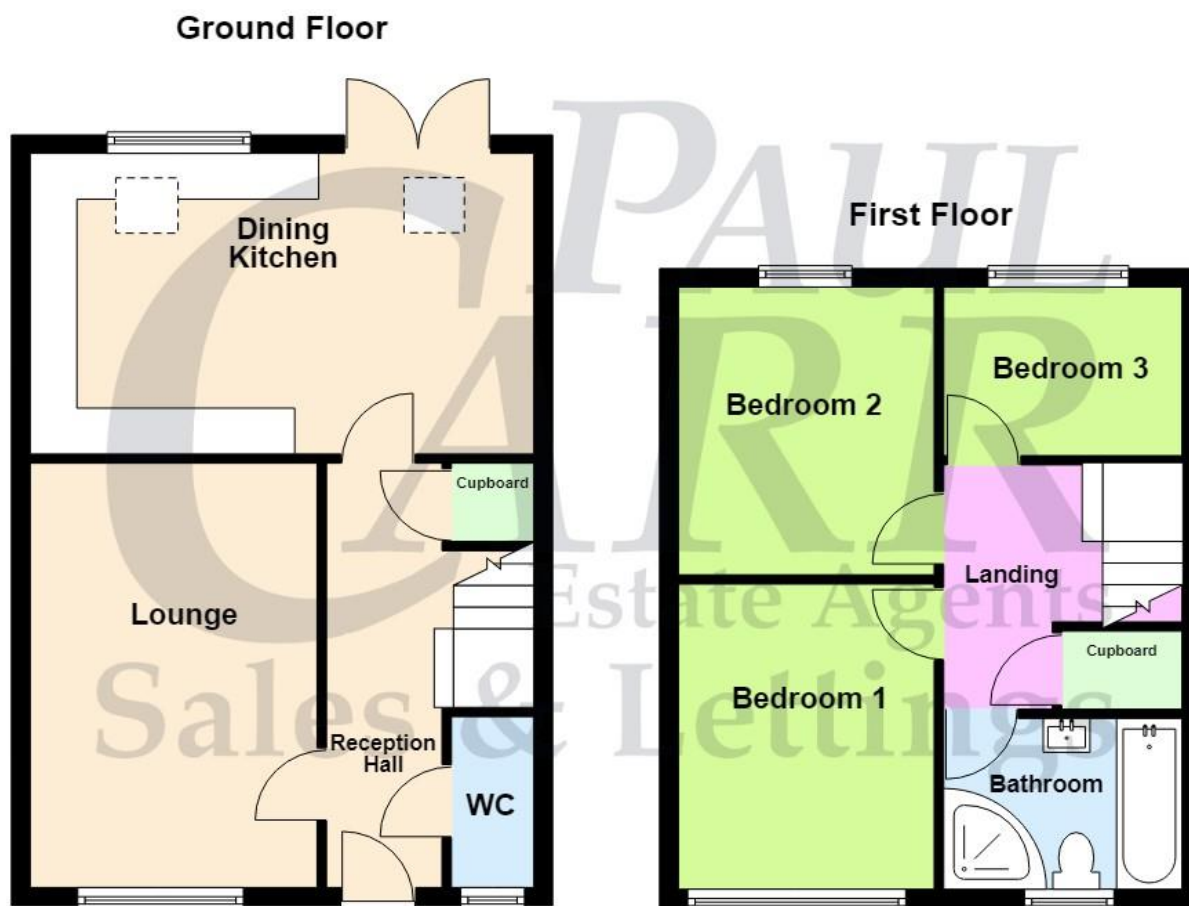
Bathroom 2.58m (8'6") x 1.90m (6'3")

Viewer's Note:

Services connected: Electric, gas, water & drainage
Council tax band: C
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

