



Connells

Lyttleton Street
WEST BROMWICH



Property Description

This is a well-presented and deceptively spacious property situated in a popular residential area of West Bromwich, offering excellent access to local amenities, transport links and reputable schools,

The property benefits from a traditional layout split over three floors with generous room proportions throughout, making it an ideal purchase for first-time buyers, families or investors alike. Internally, the accommodation comprises a welcoming entrance leading to a bright and comfortable living area, providing an excellent space for relaxation and entertaining. The kitchen is well-appointed with ample storage and worktop space, designed to meet the needs of modern day living.

Externally, the property enjoys a private rear garden, ideal for outdoor seating, family use or further landscaping potential. The frontage is set back from the road, contributing to a pleasant residential setting.

Located within close proximity to local shops, schools and public transport links, including easy access to major road networks, the property is well positioned for commuters and families seeking convenience and connectivity.

On Approach

Set back from the roadside, the property features a slabbed pathway leading to the front entrance door.

Entrance Hall

Featuring a double glazed door to the front, stairs leading to the first floor, a central heated radiator and doors leading to the study, guest WC and open plan kitchen/diner.

Study

Featuring a double glazed window to the front,

Guest Wc

Benefiting from a low level WC and a central heated radiator.

Open Plan Kitchen/Diner

A stylish and well-appointed contemporary kitchen fitted with a range of modern wall and base units complemented by work surfaces. Incorporating a sink and drainer, integrated oven and hob with fitted cooker hood, together with a plumbing point for a freestanding dishwasher and space for a freestanding fridge freezer. Further benefits include inset spotlighting and ample storage throughout.

Flowing seamlessly from the kitchen, the dining area provides ample space for a family dining table. The space benefits from double-glazed windows and French doors opening onto the rear garden and a central heated radiator.

First Floor Landing

Stairs rising from the entrance hallway, stairs to the second floor and doors leading to the lounge, bathroom and bedroom two.

Lounge

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

Bedroom Two

Featuring two double glazed windows to the rear and a central heated radiator.

Bathroom

A beautifully presented contemporary family bathroom fitted with a modern white three-piece suite comprising a panelled bath with glazed shower screen and shower over, wash hand basin, and low-level WC. Finished to a high standard, the room features attractive marble-effect wall tiling, stylish gold-tone fixtures and fittings and a wall mounted heated towel rail.

Second Floor Landing

Stairs rising from the first floor and doors leading to bedroom one, bedroom three and a shower room.

Bedroom One

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

Bedroom Three

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

Shower Room

A modern and well-presented shower room fitted with a contemporary white suite comprising a corner shower enclosure with fitted shower, pedestal wash hand basin and low-level WC. The room is finished with part-tiled walls and benefits from an extractor fan.

Rear Garden

The property enjoys a mature and secluded rear garden with paved areas and an abundance of established trees, shrubs, and flowering plants.

Agents Note

There is an existing Right of Way at the property, please enquire with the branch for further details.

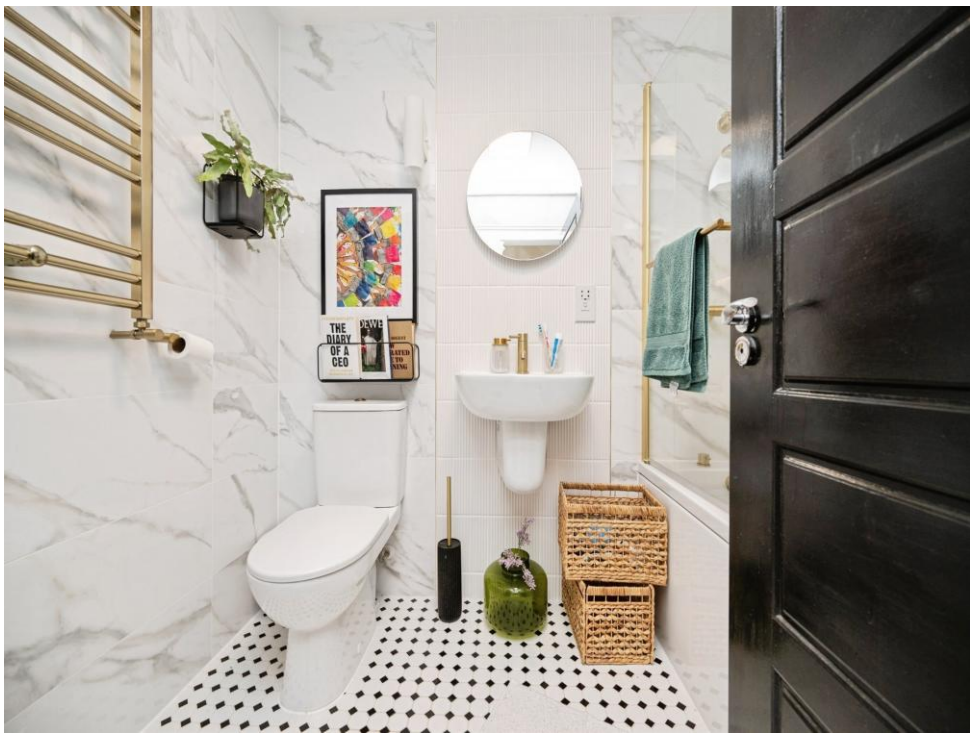
Agents Note

There is a easement on the title, please enquire with the branch.

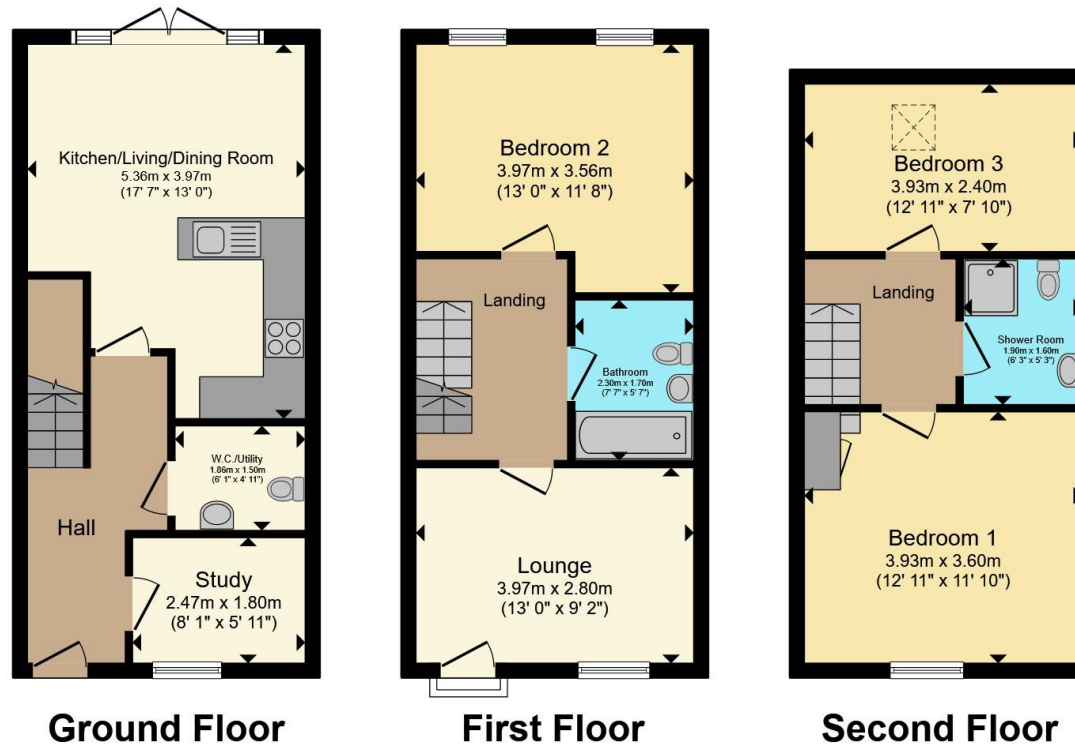
Agents Note

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.









Total floor area 103.3 m² (1,111 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



To view this property please contact Connells on

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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311544



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WBW311544 - 0004