



**Connells**

Bedford Road  
West Bromwich



## Property Description

This beautifully presented family home is set within a quiet residential location. Bedford Road is within the heart of West Bromwich and benefits from having major bus links on Hill Top as well as being walking distance to the local tram stop Black Lake. This gives you the best of both worlds of having easy access to West Bromwich Town Centre as well as major Cities like Birmingham and Wolverhampton.

The property itself approaches via drop curb giving access for ample off road parking with steps leading to the front entrance hall. On the ground floor you have a kitchen, a separate lounge diner, downstairs w.c and access to the rear garden. The first floor offers two spacious bedrooms with a family bathroom.

THE PROPERTY IS AVAILABLE WITH NO UPWARD CHAIN AND IS AVAILABLE TO VIEW NOW!

## Approach

Allocated parking space with steps leading upto the entrance of the property.

## Entrance Hall

Double glazed door to the front, stairs to the first floor, access to the kitchen and doors to the guest WC and lounge/diner.

## Kitchen

5' 3" x 10' 1" ( 1.60m x 3.07m )

Fully fitted kitchen compromising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, splash back tiling, integrated gas hob and oven with cooker hood over, space and plumbing for washing machine, wall mounted boiler, and double glazed window to the front.

## Lounge/Diner

15' x 12' 5" ( 4.57m x 3.78m )

Double glazed french doors to the rear, central heated radiator, storage cupboard, TV and telephone points.

## First Floor Landing

Stairs from the entrance hall and doors to;

## Bedroom One

9' 2" x 12' 6" ( 2.79m x 3.81m )

Double glazed window to the rear and central heated radiator.

## Bedroom Two

9' 3" x 12' 6" ( 2.82m x 3.81m )

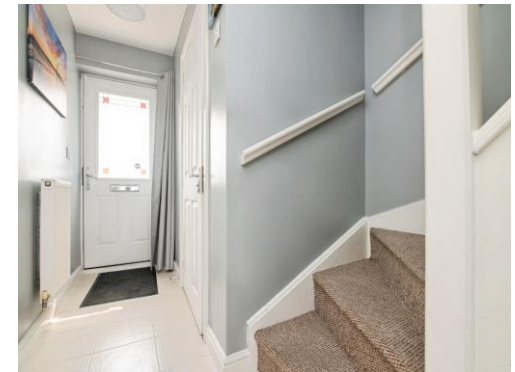
Double glazed window to the front and central heated radiator.

## Bathroom

Fitted bathroom suite compromising of a fitted panel bath with shower over, tiling to splashprone areas, wash hand basin, WC and a central heated radiator.

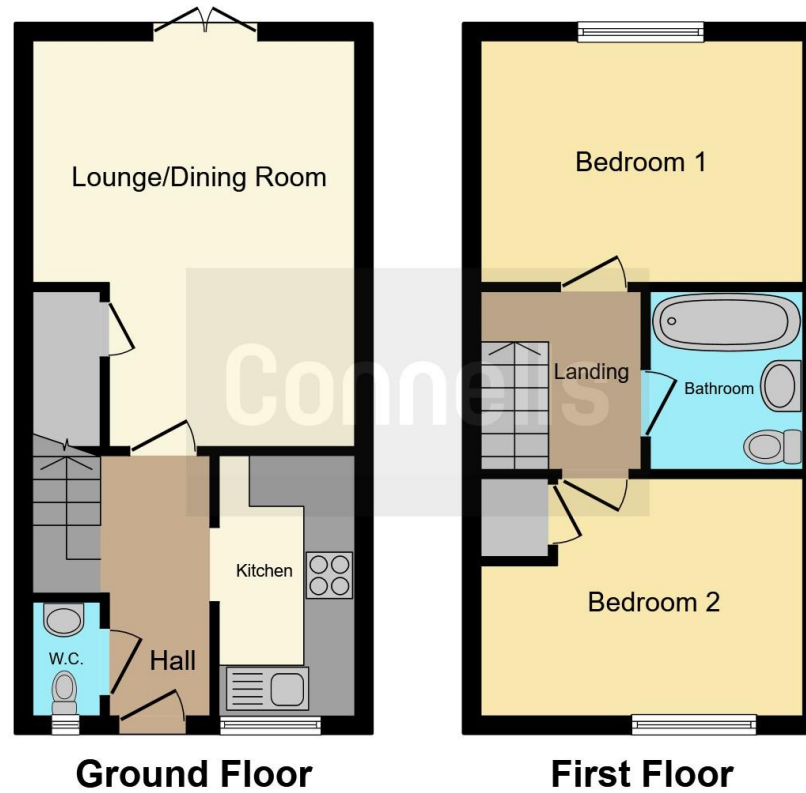
## Rear Garden

Slabbed patio area to the front, side gated access and a grass lawn to the rear.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 525 1177**  
**E [westbromwich@connells.co.uk](mailto:westbromwich@connells.co.uk)**

3 Astle Park  
 WEST BROMWICH B70 8NS

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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