



**Connells**

Surrey Crescent  
WEST BROMWICH



## Property Description

Connells West Bromwich welcomes you a well-proportioned three-bedroom semi-detached property, offering spacious and versatile accommodation ideal for families, first-time buyers or investors.

The property benefits from two generously sized reception rooms which are open plan to one another, creating a bright and sociable living space with excellent flexibility for both everyday family life and entertaining.

The accommodation briefly comprises a welcoming entrance, two interconnected reception rooms, a fitted kitchen, three bedrooms and a family bathroom with a shower room to the ground floor and complete separate wc. The property also offers useful outdoor space to the rear, providing an ideal area for relaxing or entertaining.

Situated on Surrey Crescent, the property is conveniently positioned for local amenities, schools, transport links and everyday conveniences.

Call the sales team TODAY on 0121-552-2671

## Entrance Hall

Wall mounted radiator

## Lounge

12' 3" x 11' 3" ( 3.73m x 3.43m )

Double glazed window to the front, wall mounted radiator, Open plan with Dining Room.

## Dining Room

11' 4" x 10' 4" ( 3.45m x 3.15m )

Double glazed window to the rear and wall mounted radiator.

## Kitchen

12' 10" x 7' 10" ( 3.91m x 2.39m )

Fitted wall and base units, integrated sink/drain. Having double glazed window and door leading to the garage.

## Shower Room

Wash hand basin, low level wc and shower unit. Also having wall mounted radiator and double glazed window to the rear.

## Landing

Loft access with pull down ladders and partly boarded.

## Shower Room

Double glazed window to the rear, wall mounted radiator, having wash hand basin, wc and shower cubicle.

There is also a separate wc to the side of the family shower room.

## Wc

Having low level wc and wash hand basin.

## Bedroom One

11' 7" x 9' 6" ( 3.53m x 2.90m )

Double glazed window to the front, wall mounted radiator and fitted wardrobes.

## Bedroom Two

11' 5" x 9' 6" ( 3.48m x 2.90m )

Double glazed window to the front with wall mounted radiator.

## Bedroom Three

8' 10" x 8' 2" ( 2.69m x 2.49m )

Double glazed window to the rear with wall mounted radiator,

## Garage

16' 1" x 8' ( 4.90m x 2.44m )

Having up and over door, includes power and lighting.

## Rear Garden

Patio area and Outside tap.

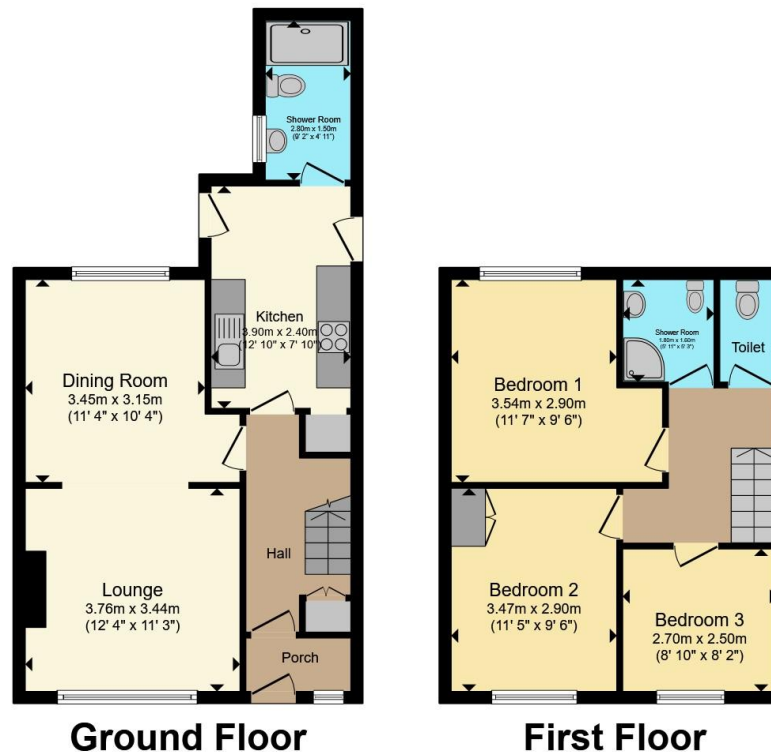
## Agents Note

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 90.7 m<sup>2</sup> (976 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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 WEST BROMWICH B70 8NS

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBW311570](http://connells.co.uk/Property/WBW311570)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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