

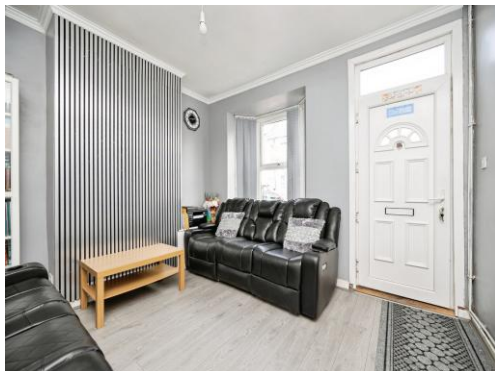


Connells

Florence Road
West Bromwich

Florence Road West Bromwich B70 6LG

for sale
£200,000



Property Description

Connells are delighted to market this well-presented two-bedroom mid-terraced property.

This well-maintained family home is conveniently located within walking distance of the High Street, offering an excellent range of shops, amenities, and local services. The property also benefits from being within walking distance of Trinity Way Tram Stop, providing excellent transport links, while Junction 1 of the M5 is just a short drive away, making it ideal for commuters. A selection of local schools can also be found nearby.

In brief, the accommodation comprises an entrance leading into the front reception room, a second reception room, a fitted kitchen, a ground-floor bathroom, and an additional WC.

To the first floor are two spacious bedrooms.

Externally, the property benefits from a low-maintenance rear garden, providing an ideal outdoor space to relax and entertain.

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Frontage

Set back from the roadside behind a low brick wall, the property benefits from a paved forecourt providing access to the front entrance via a double-glazed door.

Reception Room

Featuring a double glazed door and double glazed bay window to the front, a central heated radiator, and a door leading to the lounge.

Lounge

Featuring a double glazed window to the rear, stairs to the first floor, central heated radiator, wall mounted electric fire and a door leading to the kitchen.

Kitchen

Fully fitted kitchen comprising a range of wall and base units with complementary work surfaces over, incorporating a stainless-steel sink and drainer with splashback tiling. There is space and plumbing for a washing machine, together with designated space for a freestanding cooker and fridge freezer. Additional features include a chrome heated towel rail and a wall-mounted boiler. A double-glazed window to the side elevation provides natural light, with a door leading through to the ground-floor bathroom/WC.

Wc

Featuring a double glazed window to the side and a WC.

Ground Floor Bathroom

Fitted with a white suite comprising a panelled bath with shower and glazed shower screen, pedestal wash hand basin and low-level WC. The room is complemented by contemporary tiling to the walls and floor, with a double-glazed obscured window to the side.

First Floor Landing

Stairs rising from the lounge and doors leading to;

Bedroom One

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

Bedroom Two

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

Rear Garden

The property benefits from a low-maintenance rear garden, predominantly paved and enclosed by fencing to the boundaries. The garden also benefits from rear gated access.

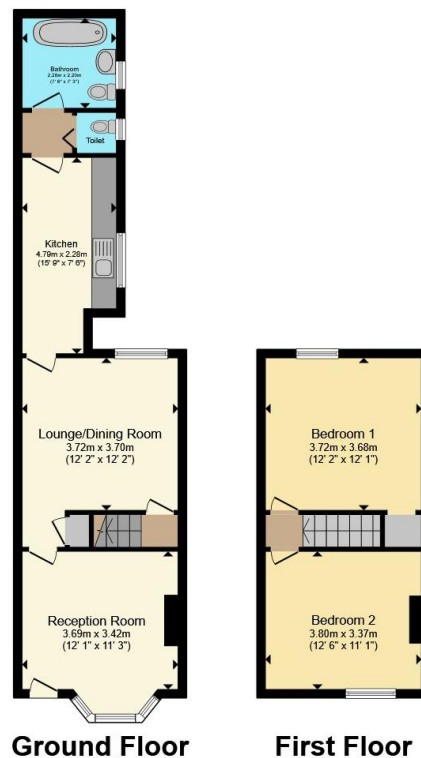
Agents Note

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









Total floor area 80.5 m² (867 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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3 Astle Park
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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311556



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