



Connells

Marnham Road
West Bromwich



Property Description

Situated on the sought-after Churchfields Estate in West Bromwich, this beautifully presented four-bedroom detached family home offers an excellent combination of spacious accommodation, modern interiors and a desirable residential setting.

Beautifully maintained and finished in bright, neutral décor throughout, the property provides generous and versatile living spaces, perfectly suited to modern family life.

At the heart of the home is a spacious open-plan kitchen, dining and family living area, providing an inviting space for everyday family life, entertaining guests and spending time together.

The accommodation includes four well-proportioned bedrooms, two benefiting from private en-suite facilities, alongside a main family bathroom and convenient ground-floor WC. This thoughtful layout offers excellent flexibility and practicality for growing families.

Externally, the property enjoys a well-maintained private rear garden, ideal for outdoor dining, entertaining and relaxation. A detached garage and driveway provide additional storage and convenient off-road parking.

Positioned within the established Churchfields Estate, the property benefits from a peaceful residential setting while remaining conveniently located for local amenities, schools and excellent road connections. The nearby Sandwell Valley offers extensive green open spaces, scenic walking routes and recreational facilities.

Offered for sale with no upward chain, this is an excellent opportunity.

Agents Notes

The sellers advise that they pay site fees of £89.554 every 6 months for ground maintenance.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Hall

Wc

Lounge

16' 1" x 10' 10" (4.90m x 3.30m)

Kitchen/Family/Dining Room

18' 7" x 12' 1" (5.66m x 3.68m)

Landing

Bedroom Two

17' 6" x 9' 1" (5.33m x 2.77m)

Bedroom Three

17' 11" x 10' 11" (5.46m x 3.33m)

Bedroom Four

12' x 9' 1" (3.66m x 2.77m)

Bathroom

Landing

Bedroom One

20' 1" x 11' 4" (6.12m x 3.45m)

En-Suite

Garage

Rear Garden

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To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online [connells.co.uk/Property/WBW311320](https://www.connells.co.uk/Property/WBW311320)



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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