



Connells

Stanway Gardens
WEST BROMWICH



Property Description

****THE PROPERTY IS NOW A FREEHOLD****
Connells are very thrilled to present this three bedroom mid terraced property located just outside of the heart of West Bromwich Town Centre, it boasts being situated within a quiet cul-de-sac and having major bus links on All Saints Way. The ground floor offers a lounge, kitchen to the front and access to the garden. To the first floor your have three bedrooms, a fitted bathroom suite and access to the loft. The rear garden is a large and open space perfect for a family with vehicle access and driveway.

You have the benefit of major bus links on your doorstep with also being walking distance to Sandwell and general hospital.

CALL NOW TOO ARRANGE YOUR VIEWINGS!

On Approach

Set back from the roadside, the property benefits from a tarmac driveway with a grass lawn to the side. Access to the garage is via an up-and-over door, and a double-glazed door provides entry into the property through the entrance porch.

Garage

13' 9" x 7' 9" (4.19m x 2.36m)

Access via an up and over door to the front the garage benefits from power and lighting.

Entrance Porch

Accessed via a double-glazed door to the front, with a further door leading into the entrance hall.

Entrance Hall

Door from the entrance porch, understairs storage cupboard and doors to the kitchen and lounge/diner.

Kitchen

15' 6" x 5' 9" (4.72m x 1.75m)

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, integrated oven and hob, fitted cooker hood, space and plumbing for washing machine, space for freestanding fridge freezer, central heated radiator and double glazed window to the front.

Lounge/Diner

17' 10" x 12' 7" (5.44m x 3.84m)

Double-glazed window to the rear, feature fireplace, stairs rising to the first floor, central heated radiator and patio doors leading to the rear garden.

First Floor Landing

Stairs rising from the lounge/diner, airing cupboard housing boiler and doors to;

Bedroom One

12' 9" x 10' 2" (3.89m x 3.10m)

Double glazed window to the rear, fitted wardrobes and a central heated radiator.

Bedroom Two

10' 7" x 11' 3" (3.23m x 3.43m)

Double glazed window to the front and a central heated radiator.

Bedroom Three

8' 2" x 6' 6" (2.49m x 1.98m)

Double glazed window to the rear and a central heated radiator.

Bathroom

Fitted bathroom suite comprising of a fitted corner bath, wash hand basin, WC, tiling to walls and a double glazed window to the front.

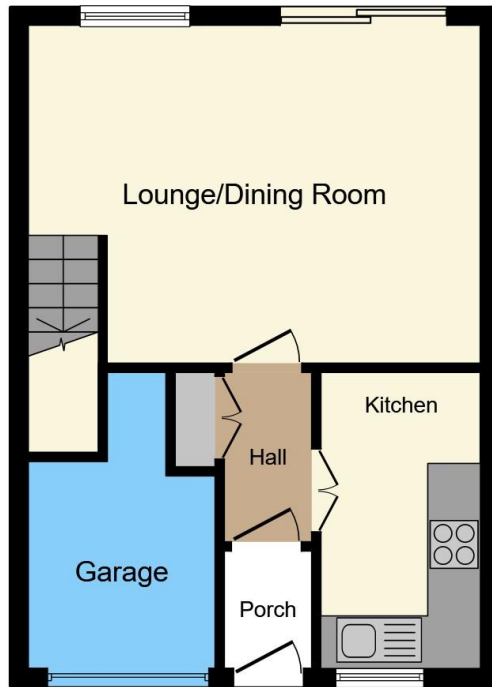
Rear Garden

The property benefits from a low-maintenance rear garden, fully slabbed throughout, bordered by flower beds, and offering gated rear access.

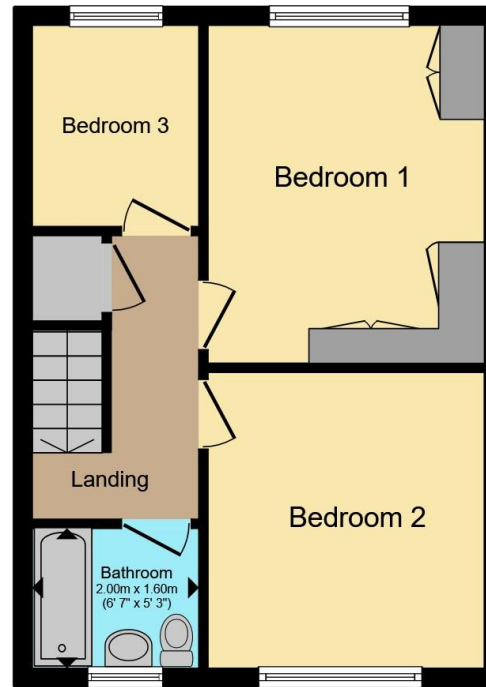








Ground Floor



First Floor

Total floor area 73.9 m² (795 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

T 0121 525 1177
E westbromwich@connells.co.uk

3 Astle Park
 WEST BROMWICH B70 8NS

EPC Rating: D Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WBW311459

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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