



**Connells**

John Street North  
WEST BROMWICH



### Property Description

Located at the heart of West Bromwich John Street North is a relatively new property built in 2020 and is still under the 10 year new build warranty. The property is situated within a quiet residential location and being within walking distance to the High Street with an array of shops and amenities. You have the benefit of being walking distance to Sandwell & General and Black Lake Tram Stop. The property benefits from being with the catchment for All Saints & George Salter.

This spacious family home offers great living accommodation having two reception rooms, kitchen diner with some integrated appliances, guest WC, utility room, four generously sized bedrooms with ensuite to master, family bathroom, off road parking and an easy to maintain rear garden.

CALL US NOW TO ARRANGE YOUR VIEWINGS!

### Frontage

The property benefits from a generous block-paved driveway providing off-road parking, together with attractive low-maintenance landscaping incorporating decorative stone borders and established hedging. A side gate provides convenient access into the rear garden.

### Entrance Hall

Featuring a double glazed door to the front, stairs to the first floor and doors leading to the lounge and dining room.

### Dining Room

Featuring a double glazed window to the front.

### Lounge

Featuring a double glazed window to the front, a central heated radiator and a door leading to the kitchen/diner.

### Kitchen/Diner

A modern fitted kitchen comprising a range of matching wall and base units with complementary work surfaces over. Fitted with an integrated oven, gas hob and stainless-steel extractor hood, together with a stainless-steel sink and drainer and space for freestanding fridge freezer. The room benefits from tiled flooring, recessed spot lighting, ample storage and preparation space, and a double glazed window to the rear. The dining area provides ample space for a family dining table and further benefits from a central heated radiator, double glazed doors to the rear garden and doors leading to the utility room and WC.



## Wc

Featuring a double glazed window to the side, low level WC and wash hand basin.

## Utility Room

Featuring a range of wall and base units with work surfaces, space and plumbing for washing machine, stainless steel sink a drainer, a double glazed window to the rear and a double glazed door leading to the rear garden.

## First Floor Landing

Stairs rising from the entrance hall and doors leading to;

## Bedroom One

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

## En Suite

Featuring a double glazed window to the side, fitted shower cubicle, wash hand basin and low level WC complemented by tiling to splash prone areas.

## Bedroom Two

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

## Bedroom Three

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

## Bedroom Four

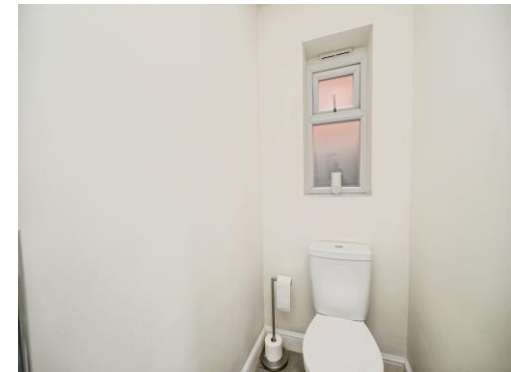
Featuring a double glazed window to the front and a central heated radiator.

## Bathroom

Fitted three piece bathroom suite comprising of a fitted panel bath with glass shower screen and shower over, low level WC, wash hand basin, chrome heated towel rail and a double glazed window complemented by tiling to splash prone areas.

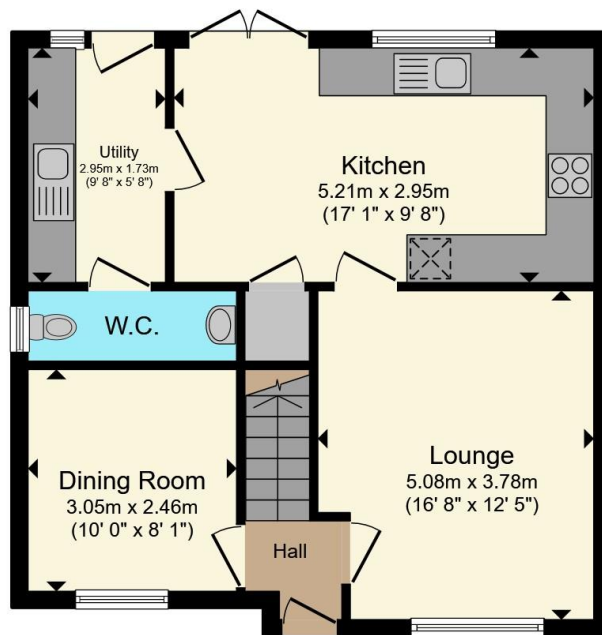
## Rear Garden

A fully enclosed and low-maintenance rear garden featuring an extensive paved patio bordered by timber fencing. To the rear is a timber garden shed providing useful storage.

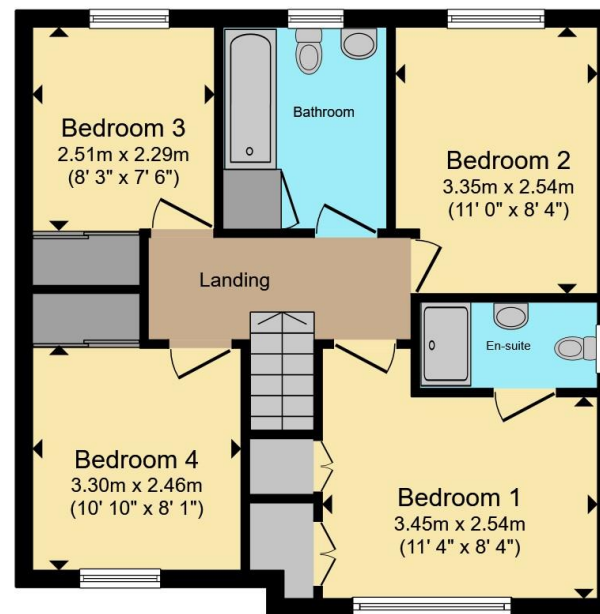








**Ground Floor**



**First Floor**

Total floor area 99.6 m<sup>2</sup> (1,072 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

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

3 Astle Park  
WEST BROMWICH B70 8NS

EPC Rating: B Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBW311572](http://connells.co.uk/Property/WBW311572)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WBW311572 - 0002