



Connells

Water Lane
West Bromwich

Water Lane West Bromwich B71 3TA

for sale offers in excess of
£390,000



Property Description

This stunning detached family home is situated within a highly sought-after residential location. Water Lane is ideally positioned in the heart of West Bromwich, benefiting from excellent transport links, including frequent bus services along Hollyhedge Road and Tame Bridge Parkway railway station within walking distance, providing convenient access to West Bromwich Town Centre, Birmingham, Wolverhampton, and beyond.

The property is approached via a dropped kerb leading to a generous driveway, offering ample off-road parking in addition to a garage. Upon entering, you are welcomed by an entrance porch leading into the entrance hall providing access to the ground floor accommodation, which briefly comprises a spacious through lounge/diner, fitted kitchen, and guest WC.

To the first floor, the property boasts four generously sized bedrooms, a family bathroom, and a separate shower room, making it an ideal home for growing families.

Externally, the property benefits from a beautifully maintained rear garden, offering a peaceful and private outdoor space. The garden features a substantial lawn area, well-stocked borders with a variety of mature plants and shrubs, and plenty of space for outdoor entertaining and family enjoyment.

Offered for sale with no upward chain, this fantastic family home must be viewed to be fully appreciated. Call Connells West Bromwich today to arrange your viewing. AVAILABLE TO VIEW NOW!

Frontage

Set back from the roadside the property benefits from a block-paved driveway providing ample off-road parking, access to an integral garage and side access leading to the rear garden

Entrance Porch

Entered via double-glazed doors to the front elevation, with a further door leading into the entrance hallway

Entrance Hall

Featuring a door leading from the entrance porch, double glazed window, stairs to the first floor and doors leading to the through lounge/diner, WC and kitchen.

Lounge/Diner

Through lounge/diner benefiting from a double-glazed window to the front elevation and patio doors to the rear. The room further benefits from two central heating radiators and a feature fireplace with decorative surround.

Kitchen

Fitted with a range of matching wall and base units incorporating complementary work surfaces and tiled splashbacks. The kitchen benefits from space for a freestanding cooker with extractor hood over, inset sink and drainer, and space for additional appliances, including a washing machine. A double-glazed window to the rear, double glazed door to the rear garden and an additional door leading into the garage.

Wc

WC and double glazed window to the rear.

First Floor Landing

Stairs rising from the entrance hallway, useful storage cupboard and doors leading to;

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bedroom Four

Double glazed window to the rear.

Bathroom

Fitted with a white three-piece suite comprising a freestanding roll-top bath, pedestal wash hand basin, and low-level WC. The bathroom is complemented by attractive wall tiling with decorative feature borders and benefits from a double-glazed window to the rear elevation.

Shower Room

Contemporary walk-in shower enclosure fitted with a wall-mounted shower and complementary tiled walls with decorative border detailing and a double glazed window to the rear.

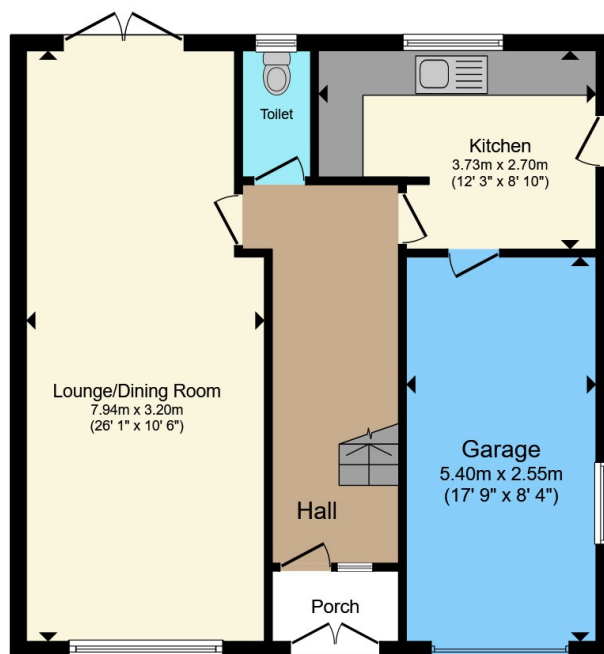
Rear Garden

A beautifully maintained and well-established rear garden, predominantly laid to lawn the garden features mature trees, shrubs, and well-stocked borders. A paved patio area provides the perfect space for outdoor seating and entertaining, while stepping stones leads through the garden to a useful timber storage shed and greenhouse. Enclosed by mature hedging, this delightful garden offers both privacy and a high degree of seclusion.

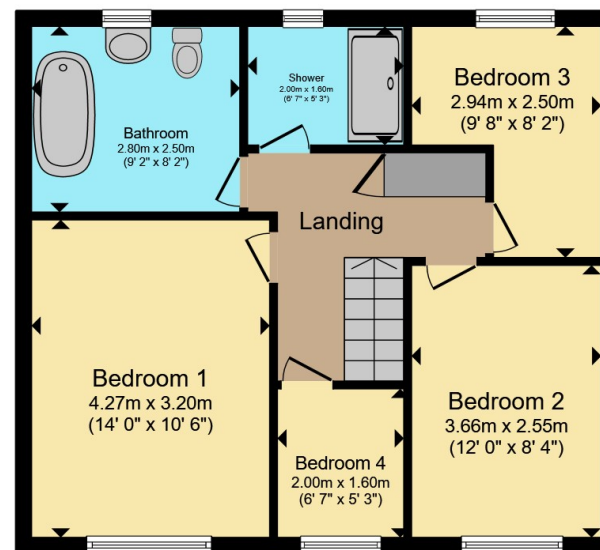








Ground Floor



First Floor

Total floor area 111.3 m² (1,198 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

Connells

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: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311519



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