



Connells

Lyttleton Street
WEST BROMWICH



Property Description

The development itself was completed in 2015. Situated within a quiet residential estate with easy access to local high and primary school, the West Bromwich high street and now the New Square. This gives you an array of shops and amenities all within a short walking distance.

The property itself is split over three floors giving each room more space overall. To the ground floor you have a large and welcoming hallway with access to the downstairs W.C, the modern fitted high spec kitchen and the rear dining/sitting room. To the first floor you have two spacious bedrooms as well as a modern fitted bathroom suite. To the second floor you have another two further double bedroom along with a shower room. The rear garden is easy to maintain and with rear access.

On Approach

Set back from the roadside, the property features a laid front lawn with a slabbed pathway leading to the front entrance door.

Entrance Hall

Double glazed door to the front, storage cupboard, stairs to the first floor landing and doors to the kitchen, lounge and guest WC.

Kitchen

Fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, splash back tiling, space and plumbing for washing machine, integrated oven and hob and a double glazed window to the front.

Wc

Low level WC and wash hand basin.

Lounge

Benefiting from french doors and double glazed windows to the rear, central heated radiator and TV and telephone points.

Bedroom Two

Currently being used as a lounge the room features a double glazed window to the front, juliet balcony, central heated radiator, TV and telephone points.

First Floor Landing

Stairs from the entrance hallway, stairs to the second floor and doors to bedroom two, bedroom three and bathroom.

Bedroom Three

Two double glazed windows to the rear, fitted wardrobes and a central heated radiator.

Bathroom

Fitted suite comprising of a fitted panel bath, wash hand basin, WC and tiling to splash prone areas.

Second Floor Landing

Stairs from the first floor landing, storage cupboard and doors to bedrooms.

Bedroom One

Benefiting from two double glazed windows to the front, central heated radiator and TV point.

Bedroom Four

Benefiting from two double glazed windows to

the rear, central heated radiator and door to ensuite.

En Suite

Fitted shower cubicle, wash hand basin, WC, central heated radiator and tiling to splash prone areas.

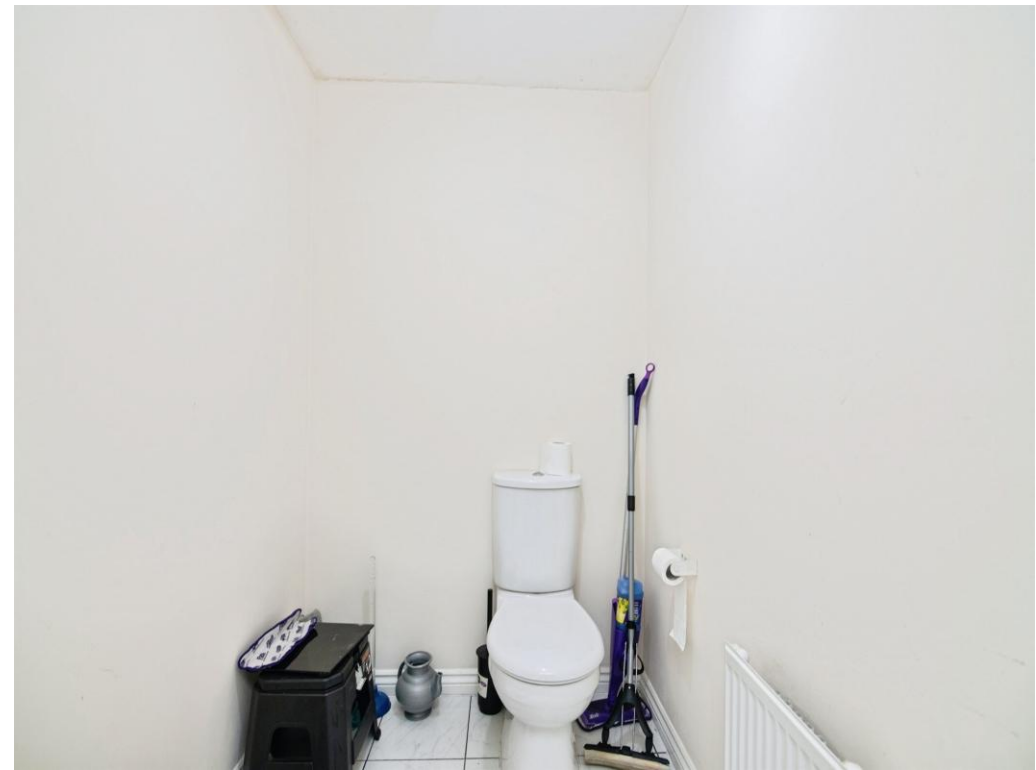
Rear Garden

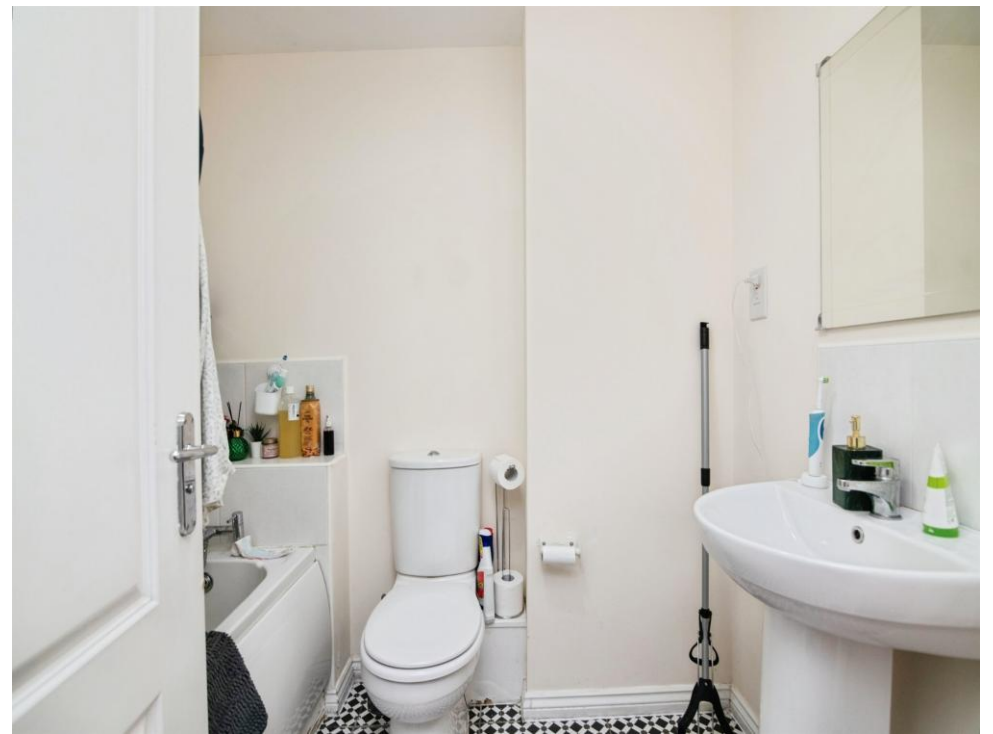
The well-maintained rear garden features a grassed lawn bordered by planting beds, with a slabbed pathway leading to the rear of the garden where a gate provides convenient rear access.

Garage

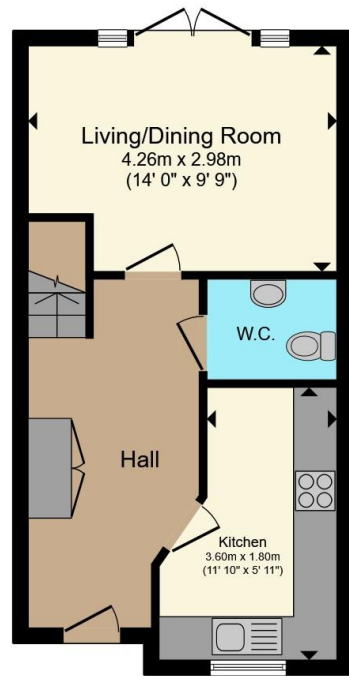
17' 10" x 8' 11" (5.44m x 2.72m)

Up and over door.

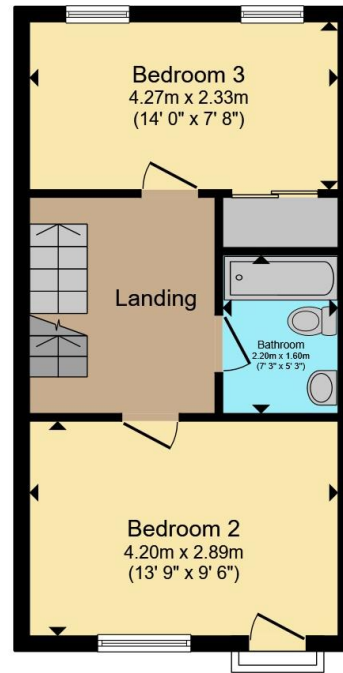




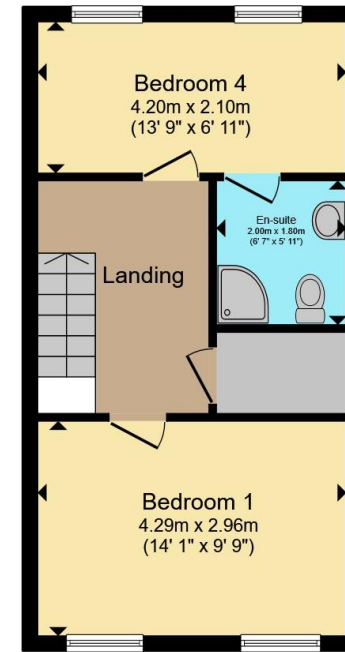




Ground Floor



First Floor



Second Floor

Total floor area 108.2 m² (1,165 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



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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

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