



**Connells**

Devon Crescent  
WEST BROMWICH



# Devon Crescent WEST BROMWICH B71 1BG

for sale offers in the region of  
**£220,000**



## Property Description

Located at the heart of a residential area in between Stone Cross and Hill Top is this beautifully presented semi-detached home 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 a lounge to the front, kitchen diner with integrated appliances to the rear, two generously sized bedrooms, family bathroom, a built in wardrobe space to the master, great sized rear garden and front for parking.

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## On Approach

Set back from the road having a block paved frontage and entrance into the property via double glazed door to the front.

## Entrance Hall

Double glazed door to the front, stairs to the first floor, storage cupboard and doors to the lounge and kitchen/diner.

## Lounge

Double glazed window to the front, TV and Internet points and a central heated radiator.

## Kitchen/Diner

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, integrated dishwasher, fridge freezer, oven and hob, spotlights to ceiling, central heated radiator, double glazed window to the rear, door to the lean to and french doors to the rear garden.

## Lean To

Door to the front, wall mounted boiler, central heated radiator and door to the rear garden.

## First Floor Landing

Stairs from the entrance hall, storage cupboard, loft access, double glazed window to the side and doors to;

## Bedroom One

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

## Bedroom Two

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

## Bathroom

Fitted shower, wash hand basin and WC combination unit, central heated radiator and a double glazed window to the rear.

## Rear Garden

Patio area to the front edged with wooden planters and step upto a picket fence opening up to a grass lawn.

## Agents Note

The property is of non-standard construction, please speak with your conveyancer.



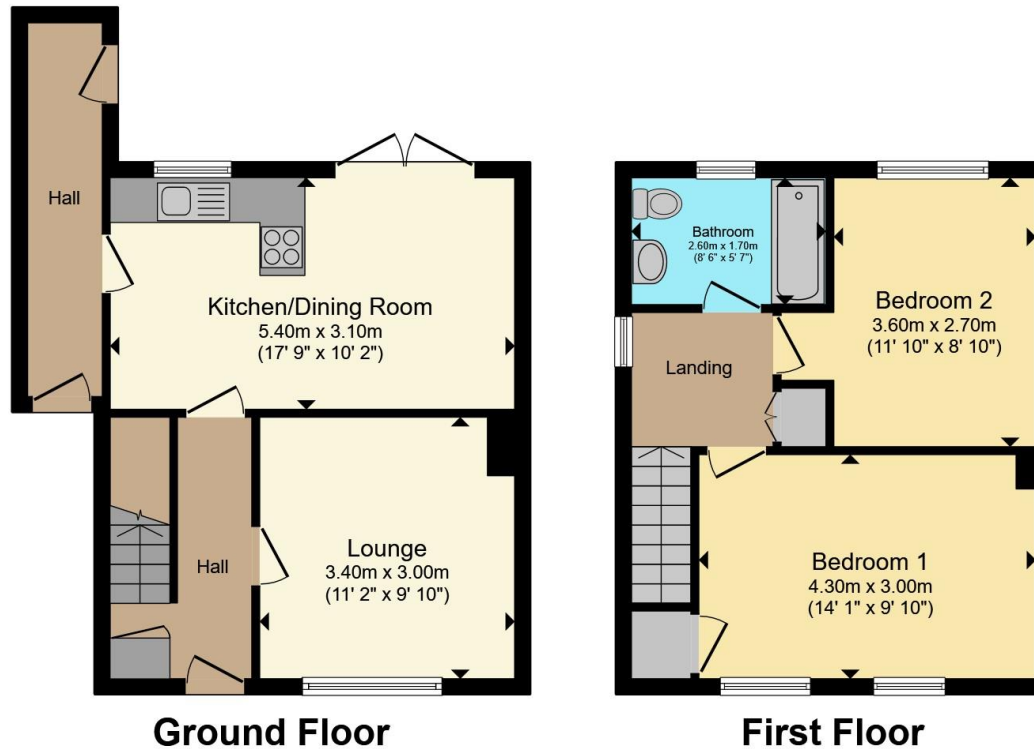












Total floor area 77.6 m<sup>2</sup> (836 sq.ft.) approx

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)



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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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