



Connells

Beaconview Road
WEST BROMWICH

Beaconview Road WEST BROMWICH B71 3LU

for sale
£260,000



Property Description

This BEAUTIFULLY presented and well maintained semi-detached bungalow is situated within the Charlemont area of West Bromwich. This warm and homely property is near bus links on Beaconview Road, Walsall Road & Bustleholme Lane as well as Tame Bridge Train Station. A short bus or car journey to local towns like Walsall, Wednesbury, and West Bromwich itself. It also near a motorway Junction and walking distance to Pennyhill Primary School. This property comprises of a front driveway continuing down the side of the property, a detached garage to the rear which is currently being used for a dog grooming business, entrance hall, spacious lounge, modern fitted kitchen to the rear with separate utility and separate W.C, three generously sized bedrooms, family bathroom and a low maintenance rear garden. The property benefits from double glazing and central heating. This is a PERFECT purchase for someone looking for a property on one level or setting up a business from home.

CALL NOW TO VIEW!

Frontage

Set back from the roadside the property is approached via an attractive stone and cobbled driveway offering ample off-road parking. A gate to the side of the property provides access to the rear of the property and access into the utility room via door to the side.

Utility Room

Accessed via a side entrance door, the utility benefits from windows to the side and rear elevation and internal doors lead through to the kitchen and separate WC.

Wc

Featuring a wash hand basin, WC and a window to the rear.

Kitchen

Fitted with a comprehensive range of cream gloss wall and base units complemented by contrasting work surfaces and contemporary tiled splashbacks. The kitchen is equipped with an inset four-burner gas hob with stainless steel extractor hood over, integrated double electric oven, and stainless steel sink and drainer unit. The kitchen further benefits from a double glazed window to the side, ceiling spotlights and a central heating radiator.

Lounge/Diner

Featuring double doors to the side, a central heated radiator and doors leading to;

Bedroom One

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

Bedroom Two

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

Bedroom Three

Featuring a double glazed window to the side.

Shower Room

Fitted with a modern white suite comprising a shower cubicle, wash hand basin and low-level WC. Complementary tiling is fitted to both the walls and floor and further benefits include a chrome heated towel rail and a double-glazed window to the side.

Rear Garden

An attractive and enclosed courtyard garden featuring a paved patio area, ideal for outdoor dining and entertaining. The garden is beautifully enhanced by an abundance of mature planting, established shrubs and colourful flower beds, creating a charming and tranquil setting. Enclosed by walled boundaries, the garden enjoys a high degree of privacy, providing a peaceful retreat for relaxation and enjoyment throughout the year.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks









Total floor area 67.9 m² (731 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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To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310516



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.

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