



Connells

James Watt Street
West Bromwich



Property Description

This beautifully presented family home is situated within a quiet residential location with easy access to both local shops and amenities. James Watt Street is close to Witton Lane giving you plenty of shops and supermarkets as well as major bus links to both West Bromwich and Wednesbury. The property is also within the catchment for Hall Green Primary School.

The property is approached via drop curb giving you access to off road parking and to the rear garden. The ground floor has a spacious through lounge with a separate extended kitchen diner and access to the well maintained rear garden with rear parking access. The first floor offers three spacious bedrooms and a modern fitted bathroom.

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Entrance Hall

Entrance to the property is gained via a front door, opening into a hallway with stairs rising to the first floor and doors leading through to both the through lounge and dining room.

On Approach

Set back from the roadside, the property benefits from a neatly maintained lawn, bordered by a slabbed pathway that leads to the front entrance. A side gate provides convenient access to the rear garden.

Through Lounge

Featuring a double-glazed window to the front, a feature fireplace, central-heating radiator, and French doors opening into the rear lean-to.

Lean To

Wooden doors to the rear garden.

Dining Room

Featuring a double-glazed door to the front and an internal door leading through to the kitchen/diner.

Kitchen/Diner

Fitted kitchen comprising a range of wall and base units with work surfaces over, splash-back tiling, and a sink and drainer. There is space and plumbing for a washing machine, a cooker point with a fitted cooker hood above, a central-heating radiator, and ceiling spotlights. A double-glazed window overlooks the rear, and a door to the side provides access to the rear garden.

First Floor Landing

Stairs rise from the entrance hall to the first-floor landing, which features loft access, a double-glazed window to the rear, and doors leading to the bedrooms, bathroom, and WC.

Bedroom One

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

Bedroom Two

Double glazed window to the rear and central heated radiator and storage cupboard.

Bedroom Three

Double glazed window to the rear and a storage cupboard.

Bathroom

Fitted with a panel bath with shower over, wash hand basin set within a vanity unit, tiling to the walls, and a double-glazed window to the rear.

Wc

Featuring a double-glazed window to the rear, low-level WC, and tiling to the walls

Rear Garden

Featuring slabbed and decked patio areas to the front and side and a lawned area to the side, along with a pergola and fish pond. A gravelled section in the centre of the garden provides off-road parking, which can be accessed via a gate to the rear. A further gate to the front offers additional access to the front of the property.

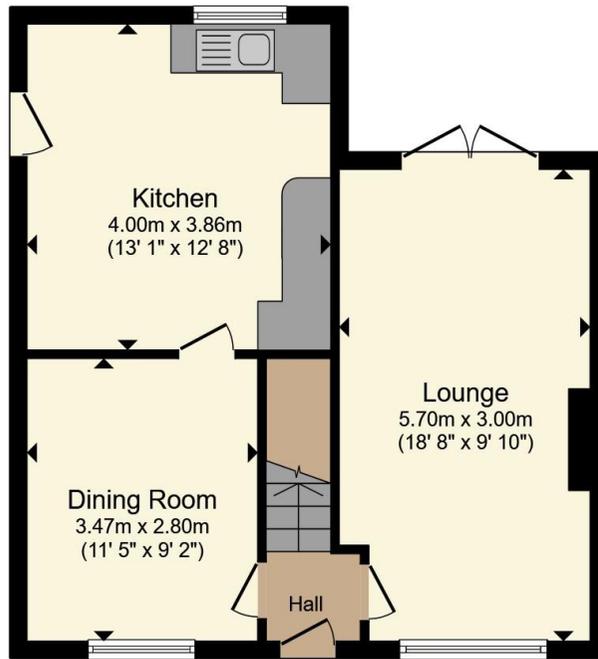
Agents Note

There is a easement in the title, please enquire with the branch.

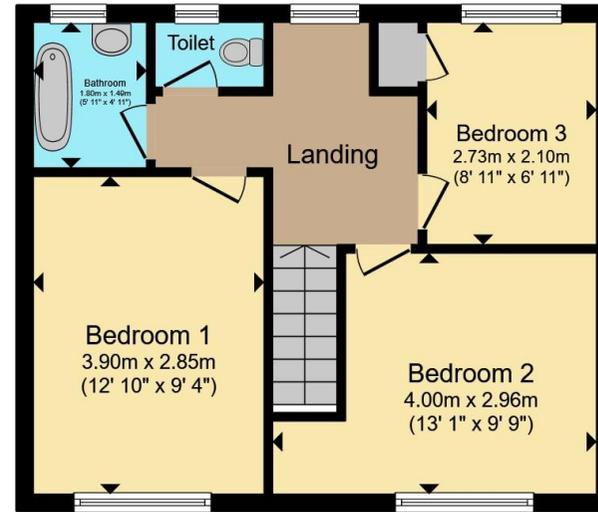








Ground Floor



First Floor

Total floor area 87.1 m² (938 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



To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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