



**Connells**

Laura Roberts Close  
West Bromwich



## Property Description

This newly built property holds great potential to become a family home or an investment opportunity. The property is situated within a key location for major bus links on Harvills Hawthorn, also being within walking distance to Black Lake tram stop giving you easy access to Birmingham City Centre and Wolverhampton. You have both Oldbury and West Bromwich town centres within close proximity with an array of shops and amenities to benefit from.

The property itself comprises of a large family reception room, kitchen diner and downstairs W.C, to the first floor you have three generously sized bedrooms, en suite and a family bathroom, with access to the loft space for storage.

CALL US TO ARRANGE YOU VIEWINGS.

## Entrance Hall

The property is entered through a double-glazed front door, providing access to the WC, lounge, and kitchen/diner, with a staircase leading to the first floor.

## Wc

Double glazed window to the front, low level WC, wash hand basin, splash back tiling and a central heated radiator.

## Lounge

Double glazed windows to the front and side,

french doors to the rear, two central heated radiators and a storage cupboard.

## Kitchen/Diner

Fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, plumbing and space for washing machine, integrated double oven and hob, fitted cooker hood, integrated dishwasher, spotlights to ceiling, double glazed window to the front and french doors to the rear.

## First Floor Landing

Stairs from the entrance hall, double glazed window to the rear, storage cupboard and doors to the bedrooms and family bathroom.

## Bedroom One

Double glazed window to the rear, central heated radiator, TV point and door to the ensuite shower room.

## En Suite

Fitted shower cubicle, wash hand basin, WC, central heated radiator, extractor fan and double glazed window to the front.

## Bedroom Two

Double glazed window to the front and central heated radiator.

## Bedroom Three

Double glazed window to the front and central heated radiator.

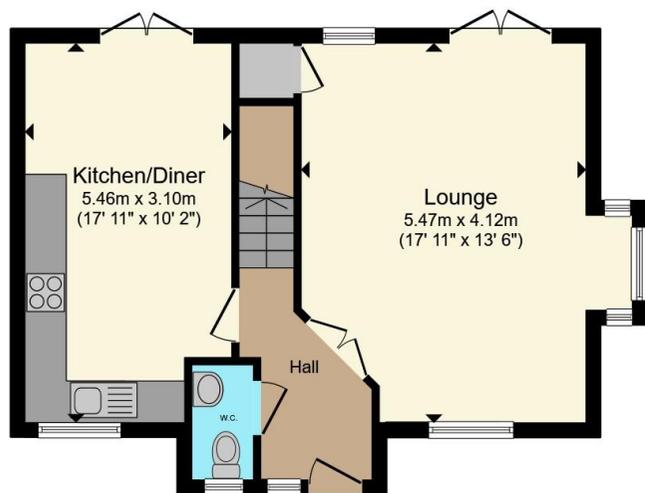
## Bathroom

Double glazed window to the rear, fitted bath with shower over, wash hand basin, WC, tiling to splashprone areas, central heated radiator, extractor fan and spotlighting to ceiling.

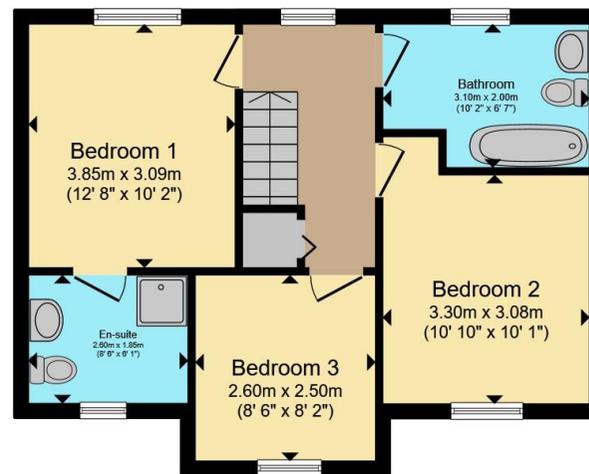








**Ground Floor**



**First Floor**

Total floor area 104.6 m<sup>2</sup> (1,126 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)



To view this property please contact Connells on

**T 0121 525 1177**  
**E [westbromwich@connells.co.uk](mailto:westbromwich@connells.co.uk)**

3 Astle Park  
 WEST BROMWICH B70 8NS

EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBW310485](http://connells.co.uk/Property/WBW310485)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WBW310485 - 0002