



Connells

Farley Road
West Bromwich



Property Description

A well-presented three-bedroom detached family home, ideally suited to a range of buyers and offering comfortable living accommodation throughout.

The property is approached via a large driveway to the front, providing ample off-road and private GATED parking. Internally, the property is well maintained and presented throughout, offering a welcoming and practical layout for modern family living.

The accommodation comprises three bedrooms, with the master bedroom benefiting from its own en-suite shower room. The remaining bedrooms provide versatile space for family members, guests or a home office.

The property also benefits from its detached layout and generous private driveway, making it an attractive option for those seeking a family home with excellent parking provision.

Situated close to central high street which holds your local amenities, The main tram line is also close by making it ideal for transport. Benefits being close to local schools, and the desired Sandwell College.

Call us TODAY on 0121-525-1177

Lounge

13' 3" x 25' (4.04m x 7.62m)

Kitchen

15' 9" x 13' (4.80m x 3.96m)

Bedroom One

13' 5" x 15' 11" (4.09m x 4.85m)

En-Suite

Bedroom Two

12' 6" x 8' 8" (3.81m x 2.64m)

Bedroom Three

13' 3" x 6' 4" (4.04m x 1.93m)

Bathroom

Rear Garden

Agents Notes

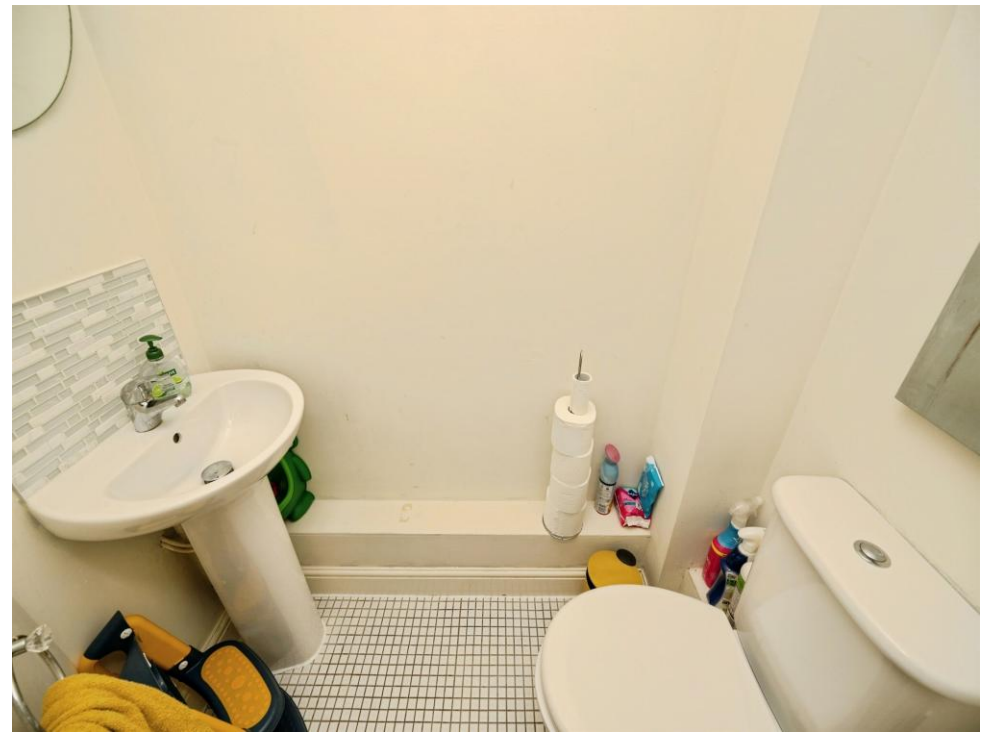
The sellers advise that they pay towards private managed road, details & costs to be confirmed.

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

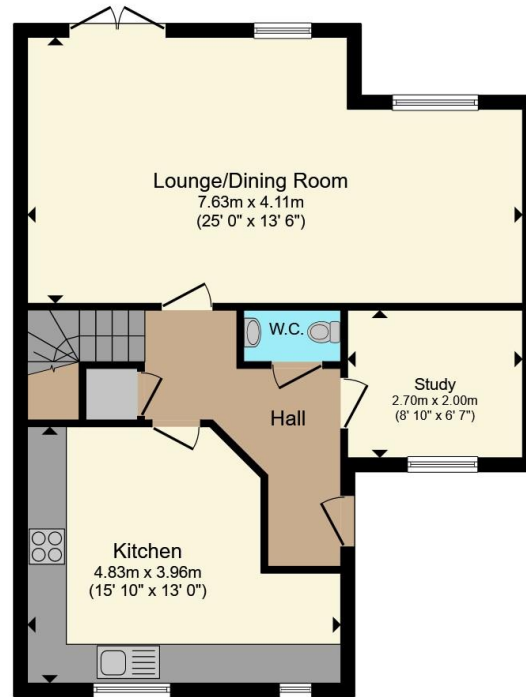
Restrictions

There are restrictions on title that applies to the property, you must not park boats, caravans or trade vehicles on the property or any other part of the Estate. Please enquire at branch.

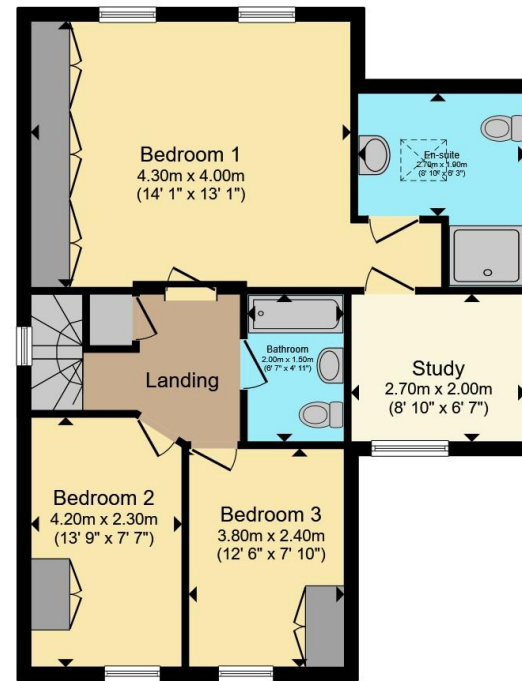








Ground Floor



First Floor

Total floor area 126.6 m² (1,362 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

Connells

To view this property please contact Connells on

T 0121 525 1177
E westbromwich@connells.co.uk

3 Astle Park
WEST BROMWICH B70 8NS

EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311683



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WBW311683 - 0004