



**Anson House, Anson Road,
West Bromwich, B70 0LX**

Offers in excess of £325,000

*** FIVE BEDROOMS *** STUNNING NEW BUILD FAMILY HOME
*** HIGHLY DEMANDED LOCATION *** TWO EN-SUITES ***
DRIVEWAY *** LOVELY REAR GARDEN ***



This is a stunning new build five bedroom detached family home offering well appointed accommodation that must be viewed to be appreciated. Located in the highly demanded area of West Bromwich with walking distance to local schools, shops, amenities, excellent public transport links and easy access to motorway networks. The property is presented to an immaculate standard and offers excellent family living. The property briefly comprises of entrance hallway, kitchen/diner, living room, second reception room, downstairs cloakroom. To the first floor there are four good sized bedrooms (One with en-suite) and a family bathroom. To the third floor there is a master bedroom with en-suite and dressing area. This is a stunning property and demands internal viewing. The property benefits from solar panels and a great investment opportunity to the rear. Call us for more information! Call us to book your early viewing and don't miss out!

Entrance Hallway

Kitchen/Diner 19' 5" x 14' 2" (5.92m x 4.32m)

Lounge 15' 9" x 11' 9" (4.80m x 3.58m)

Second Lounge 9' 10" x 7' 3" (2.99m x 2.21m)

Downstairs Cloakroom 4' 7" x 3' 6" (1.405m x 1.075m)

First Floor Landing

Bedroom Two 13' 6" x 11' 9" (4.11m x 3.58m)

En-suite 3' 11" x 6' 8" (1.204m x 2.023m)

Bedroom Three 12' 2" x 9' 11" (3.71m x 3.02m)

Bedroom Four 9' 4" x 9' 1" (2.84m x 2.77m)

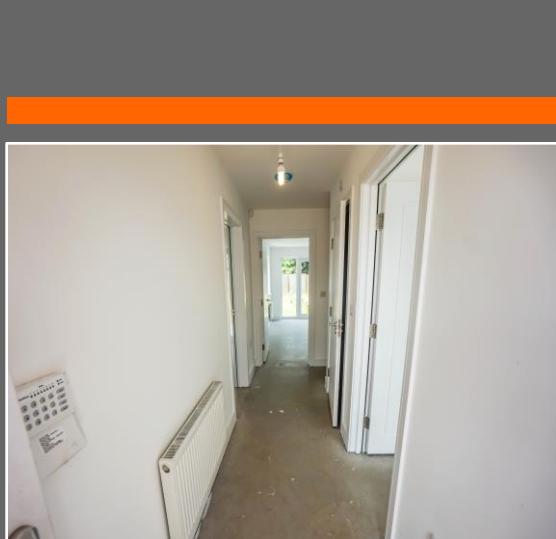
Bedroom Five 8' 11" x 7' 11" (2.72m x 2.41m)

Family Bathroom

Second Floor Landing

Bedroom One 14' 1" x 11' 5" (4.29m x 3.48m)

En-suite 6' 9" x 5' 7" (2.050m x 1.694m)



TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

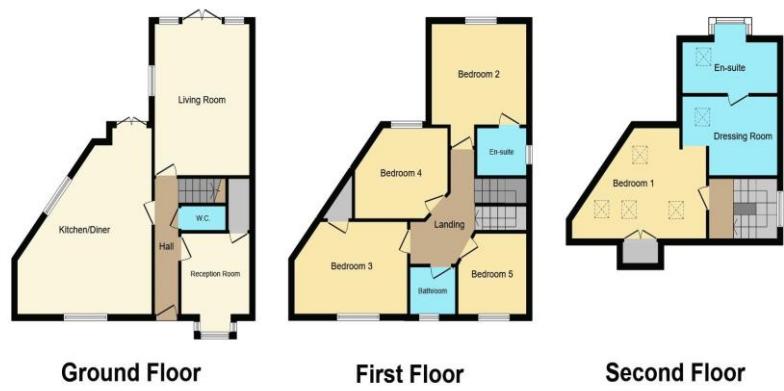
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchaser their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property, we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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