



**DEPOSIT FREE
OPTION AVAILABLE***

Millfields, West Bromwich, B71

£1,275 Per Month

Situated in the popular Sandwell and Swan Village area of West Bromwich, Millfield is a brand new development of 2, 3 and 4 bedroom homes. This neighbourhood is close to a fantastic range of amenities, attractions and open spaces such as the 660 acre Sandwell Valley Country Park. Served by local buses, nearby train links and motorway links, Millfield is the perfect location for work, rest and play.

A beautifully appointed 2-bedroom home, The Ivy is the perfect blend of style and comfort.

Upon entering, you're greeted by an airy hallway space with a downstairs W.C. and convenient under stairs storage cupboard. Off the hallway is a fully-fitted kitchen which has everything you would need, including integrated fridge/freezer, washer/dryer and dishwasher to make life that little bit simpler.

This then brings us onto the hub of the home: the stylish living and dining room. A great space to entertain or cosy up on an evening. Complemented with French doors that lead out to the rear garden, this creates a seamlessness between interior and exterior spaces, filling the house with fresh air and meaning al fresco summer dining couldn't be easier!

Move on up the staircase to the upper floor and you will find a spacious master bedroom and one further well-proportioned bedroom, both of which are carpeted for your comfort. Not to mention there's a modern family bathroom complete with a bathtub for ultimate relaxation.



7 Roman Way, West Bromwich, B71 3NZ

THE IVY
TWO BEDROOM HOME
742 SQFT
68.93 M²



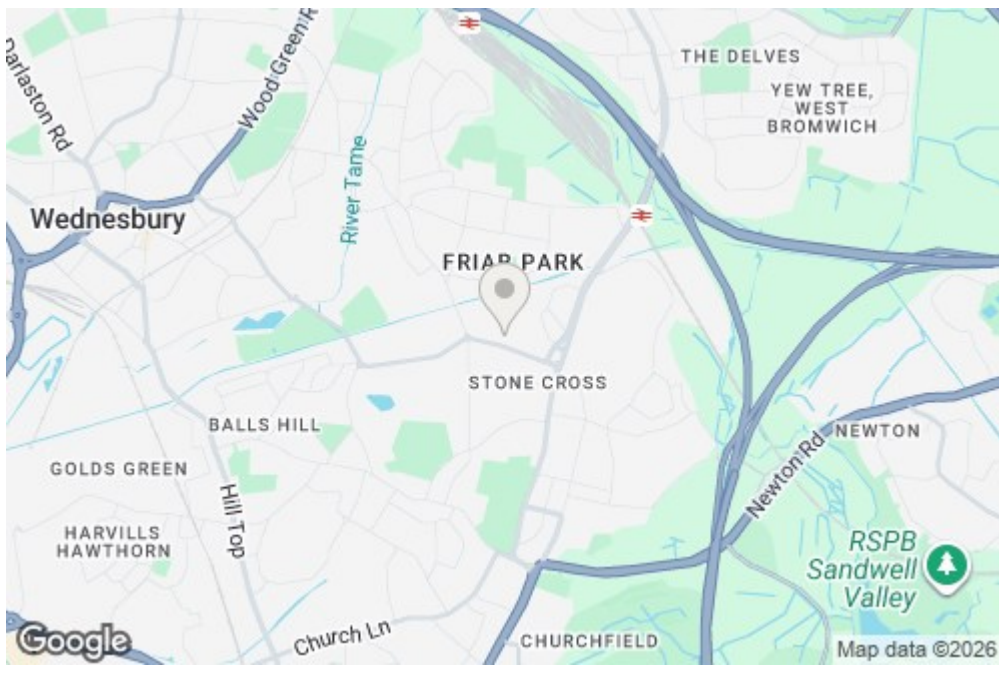
GROUND FLOOR

LIVING/DINING ROOM	4.2M X 3.9M	13'9" X 12'10"
KITCHEN	2.89M X 2.22M	9'6" X 7'4"

FIRST FLOOR

MASTER BEDROOM	4.2M X 3.07M	13'9" X 10'1"
BEDROOM 2	4.2M X 2.79M	13'9" X 9'2"

■ SVP



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Energy Efficiency	Band	Environmental Impact	Band
Very energy efficient - lower running costs	A	Very low environmental impact - lower CO ₂ emissions	A
Energy efficient - lower running costs	B	Low environmental impact - lower CO ₂ emissions	B
Decent energy efficiency - lower running costs	C	Low to average environmental impact - lower CO ₂ emissions	C
Decent energy efficiency - higher running costs	D	Average environmental impact - lower CO ₂ emissions	D
Lower energy efficiency - higher running costs	E	High environmental impact - higher CO ₂ emissions	E
Lower energy efficiency - higher running costs	F	High environmental impact - higher CO ₂ emissions	F
Lower energy efficiency - higher running costs	G	Very high environmental impact - higher CO ₂ emissions	G