

NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.

Great Barr | 0121 241 4441



- Detached Family Home
- Welcoming Reception Hall
- Two Reception Rooms
- Breakfast Kitchen/Diner
- Conservatory
- Utility Room & WC

Hopkins Drive, West Bromwich, B71 3RT

£350,000





## Property Description

This WELL-PRESENTED DETACHED FAMILY HOME benefits from spacious and versatile living accommodation throughout. Situated in a HIGHLY SOUGHT AFTER LOCATION and having fantastic access to local amenities, good school catchment and the main commuter routes to West Bromwich Town Centre and Birmingham City Centre. MUST BE VIEWED to fully appreciate the location, overall size and potential of the accommodation on offer. This property is sure to be in high demand - Call Green & Company to arrange your viewing!

APPROACH having large drive providing ample space for off-road parking with access to garage and enclosed porch.

ENCLOSED PORCH having windows and doors to front elevation.

WELCOMING RECEPTION HALL approached via glazed reception door, ceiling light point, power points, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

LOUNGE 17' 5" x 10' 9" (5.31m x 3.28m) having double glazed windows to front/rear elevation, ceiling/wall light points, power points, central heating radiator and door to dining room.

DINING ROOM 11' 8" x 9' 11" (3.56m x 3.02m) having uPVC double glazed doors to conservatory, ceiling light point, power points, doors off to hall and kitchen.

CONSERVATORY 7' 0" x 11' 3" (2.13m x 3.43m) having double glazed windows and uPVC double glazed doors opening to rear into garden.



KITCHEN 10' 10" x 9' 11" (3.3m x 3.02m) having double glazed window to rear elevation, ceiling light points, power points, central heating radiator, range of matching wall/base units with worktops over, inset sink/drain unit with mixer tap over, ample space for a range of appliances including plumbing for washing machine, breakfast bar, pantry and glazed door giving access to utility and WC.

UTILITY ROOM 8' 7" x 5' 0" (2.62m x 1.52m) having opaque double glazed window to rear elevation, ceiling light point, power points, wall and base units with worktops over.

WC having double glazed window to front, ceiling light point and low flush WC.



FIRST FLOOR LANDING having ceiling light point, uPVC double glazed door to balcony and doors off to all rooms.

BEDROOM ONE 17' 10" x 10' 10" (5.44m x 3.3m) having double glazed windows to front/rear elevation, ceiling light points, power points and central heating radiator.

BEDROOM TWO 10' 10" x 9' 11" (3.3m x 3.02m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM THREE 12' 0" x 10' 1" (3.66m x 3.07m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.



FAMILY BATHROOM having double glazed window to front elevation, ceiling light point, central heating radiator, a matching suite comprising of panelled bath, wash hand basin, shower and low flush WC.

## OUTSIDE

REAR GARDEN having a paved patio leading on to a lawned landscaped garden surrounded by an array of shrubs/plants.

GARAGE 16' 0" x 9' 3" (4.88m x 2.82m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements).

FIXTURES AND FITTINGS as per sales particulars.

TENURE  
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor.

Please note that all measurements are approximate.

