

SKITTS

ESTATE AGENTS



4, Ireland Green Road
West Bromwich, B70 8QP

Offers Over £375,000

0121 505 1818

We Value Your Home

***** STUNNING TRANSFORMED DETACHED FAMILY HOME ***
EXTENDED *** AMPLE DRIVEWAY *** NO UPWARD CHAIN ***
THREE STOREYS *****



This is a stunning three storey detached family home that must be viewed to be appreciated.

Located in the highly demanded area of West Bromwich with walking distance to local shops, schools, amenities, excellent public transport links and easy access to motorway networks.

The extended spacious family home has been transformed throughout and in brief offers entrance hallway, lounge, kitchen with dining area, three bedrooms on the first floor, family bathroom and two further bedrooms on the second floor along with a WC.

There is a beautiful enclosed rear garden and an ample driveway to the front.

Call now to secure your early viewing!

EPC : TBC

Council Tax Band : D

Tenure : Freehold

Entrance Hall 10' 8" x 12' 1" (3.25m x 3.68m)

Lounge 17' 0" x 10' 7" (5.18m x 3.22m)

Kitchen Dining Room 27' 8" x 10' 7" (8.43m x 3.22m)

Bedroom One 15' 8" x 10' 0" (4.77m x 3.05m)

Bedroom Two 11' 7" x 10' 0" (3.53m x 3.05m)

Bedroom Three 9' 10" x 8' 10" (2.99m x 2.69m)

Bedroom Four 11' 6" x 8' 9" (3.50m x 2.66m)

Bedroom Five 12' 5" x 8' 10" (3.78m x 2.69m)

W.C 6' 3" x 4' 8" (1.90m x 1.42m)

Bathroom 7' 5" x 5' 4" (2.26m x 1.62m)





TENURE: . 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.

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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.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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