



Connells

Laura Roberts Close
WEST BROMWICH



Property Description

Being positioned within cul-de-sac on a residential estate known locally as Harvills Hawthorn this four bedroom house will be a home for any type of family to grow into. Offering four double bedrooms and three bathrooms, the house would easily cater for a large family of several generations, or also for anyone who may work from home and requires an office space. Due to the property being only approx 6 years old, there is an estimated 4 years remaining on the NHBC warranty. The house itself briefly comprises of an entrance hall, lounge, guest wc, fitted kitchen/diner with some integral appliances, four double bedrooms with an en-suite to the Master bedroom, two family bathrooms, block paved driveway for two vehicles and a split level rear garden.

Entrance Hall

Composite front door with two feature obscure panels, radiator, understairs storage cupboard, stairs rising to first floor and doors to lounge, WC and kitchen.

Wc

Obscure window to the front, low level WC, ceramic bowl wash hand basin with chrome mixer, extractor fan, door to boiler cupboard housing combi boiler, radiator and door to hall.

Kitchen

16' 9" x 10' 4" max (5.11m x 3.15m max)
Fully fitted kitchen with a range of wall and base units with work surfaces over and splash back panel, integral 70/30 fridge/freezer and full size dishwasher, integral five burner gas hob and undercounter oven with stainless cooker hood over, space and plumbing for washing machine, spotlights to ceiling, radiator, two double aspect windows to the front and side and set of four ceiling windows.

Lounge

15' 6" x 12' 3" (4.72m x 3.73m)
Two double aspect windows, french doors to rear garden, TV & telephone points, two radiators and door to hall.

First Floor Landing

Stairs leading up to the second floor and stairs down to entrance hall.

Bedroom One

16' 11" x 14' 7" (5.16m x 4.45m)

Four double aspect windows to the front, radiator, fitted wardrobe with sliding doors, TV & telephone pints and doors to en-suite and first floor landing.

En-Suite

Fitted chrome shower cubicle with integral chrome shower, tiling to splashprone area, ceramic bowl wash hand basin with chrome mixer tap, low level WC, extractor fan and chrome heated towel rail.

Bedroom Two

15' 6" x 10' 11" max (4.72m x 3.33m max)

Two windows to the rear, radiator and door to first floor landing.

First Floor Bathroom

Obscure window to the rear, fitted panel bath with mixer taps, ceramic bowl sink, chrome heated towel rail, spotlights to ceiling, low level WC and extractor fan.

Second Floor Landing

Stairs down to first floor landing and doors to bedrooms 3 & 4 and shower room.

Bedroom Three

15' 6" x 10' 4" max (4.72m x 3.15m max)

Double aspect floor to ceiling windows to front and side, two windows to the front and side, two storage cupboards, radiator and doors to second floor landing.

Bedroom Four

10' 4" x 10' 4" (3.15m x 3.15m)

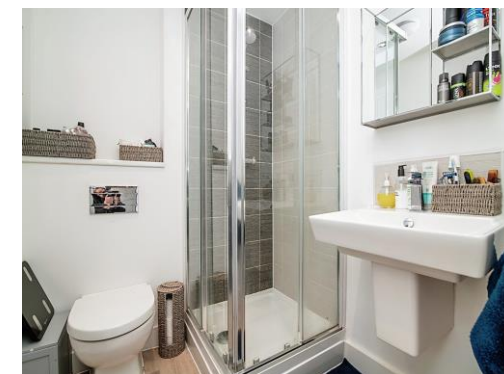
Velux window to the rear, radiator and door to second floor landing.

Second Floor Shower Room

Velux window to the rear, fitted shower cubicle, extractor fan, low level WC, ceramic wash hand basin with chrome mixer tap and chrome heated towel rail.

Rear Garden

Slabbed patio area and pathway providing access to the side gate and into the lounge. There is an outside water supply and electrical points. The patio opens up to a lawn of which is separated from the lower tier with ironmongery and a set of steps leading down to a further second lawn. To the borders there is full height panel fencing.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

Tenure: Freehold

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Property Ref: WBW309111 - 0003