



**Connells**

Ireland Green Road  
WEST BROMWICH



### Property Description

This full refurbished property has been taken back to brick and benefits from being extended to a five bedroom detached family home. Perfect for those looking to upsize, or even with the potential to convert into a 7 bedroom HMO! Within catchment for Hanbury Primary School and Major bus links within walking distance making this the perfect family home!

The property briefly comprises of lounge, separate fitted kitchen diner, 5 generously sized bedrooms with off road parking and a family sized rear garden!

### Kitchen

27' 6" x 10' 6" ( 8.38m x 3.20m )

fitted kitchen with a range of wall and base units with work surfaces over, storage cupboard, boiler, radiator and double glazed window to the front.

### Lounge

16' 4" x 10' 6" ( 4.98m x 3.20m )

Double glazed window to the front and radiator.

### First Floor Landing

### Bedroom One

15' 7" x 10' ( 4.75m x 3.05m )

Double glazed window to the front and radiator.

### Bedroom Two

11' 6" x 10' ( 3.51m x 3.05m )

Double glazed window to the rear and radiator.

### Bedroom Three

8' 8" x 8' 8" ( 2.64m x 2.64m )

Double glazed window to the front and radiator.

### Bathroom

Fitted bath with shower over, WC, wash hand basin and radiator.

### Second Floor Landing

## Bedroom Four

8' 8" x 12' 4" ( 2.64m x 3.76m )

Double glazed window to the front and radiator.

## Bedroom Five

Double glazed window to the rear and radiator.

## Wc

WC,  
wash hand basin and radiator.

## Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

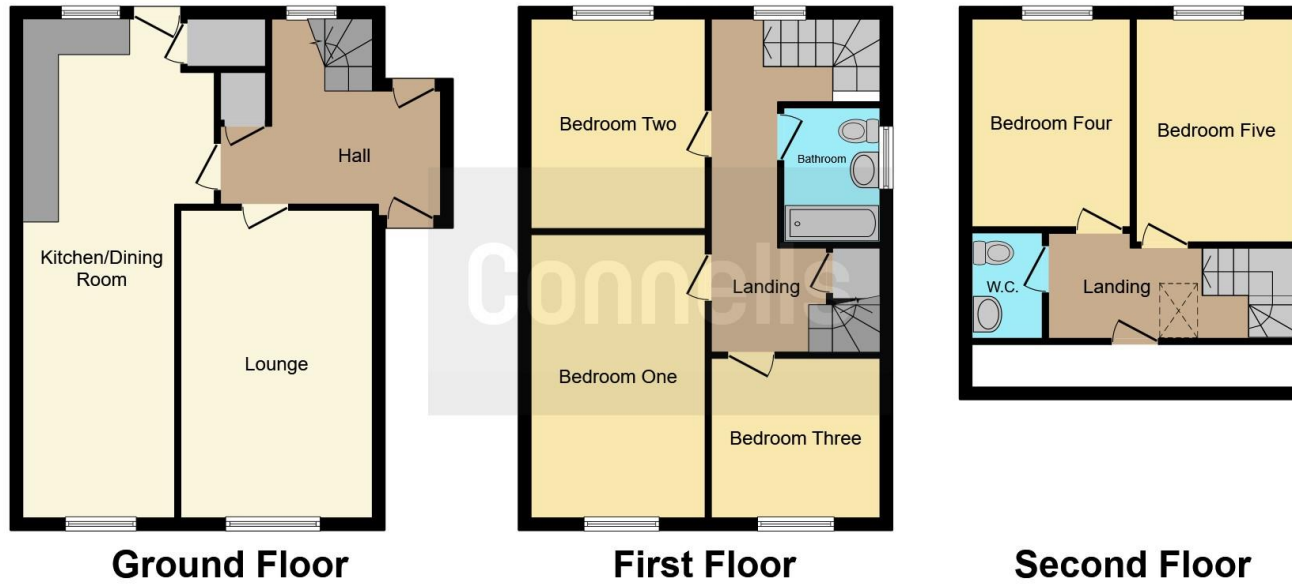
## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.









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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 WEST BROMWICH B70 8NS

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WBW309703](http://connells.co.uk/Property/WBW309703)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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