



**Connells**

Doric Hydes Road  
WEST BROMWICH



## Property Description

This beautifully presented detached family home is nestled in between West Bromwich and Wednesbury town centres and benefits from having an array of shops and amenities close by. The property makes the perfect family home as its falls within the catchment for Wodensborough High, Moorlands and Hall Green Primary School. You have major bus links within walking distance along with Wednesbury Tram Stop giving you access to both Wolverhampton City Centre and Birmingham City Centre.

The property briefly comprises of sitting room, lounge/dining room, kitchen diner, downstairs w.c, a large family rear garden, driveway with garage for off road parking, three generously sized bedrooms, a family bathroom with a separate W.C to the first floor.

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## Entrance Porch

Double glazed door to the front and door to entrance hall.

## Entrance Hall

Door to front, stairs to first floor, radiator, storage cupboard and doors to kitchen, lounge and dining room.

## Downstairs W.C

Low level W.C access from the entrance hall.

## Sitting Room

10' 4" x 13' 5" ( 3.15m x 4.09m )

Bow window to the front, gas fire with feature surround, radiator and TV point.

## Lounge/dining Room

24' 5" x 10' 3" ( 7.44m x 3.12m )

Double glazed window to the rear, radiator, gas fire with feature surround and door to the kitchen.

## Kitchen

17' x 7' 5" ( 5.18m x 2.26m )

Fitted kitchen with a range of wall and base units with work surfaces over, sink and drainer, space and plumbing for washing machines, gas point, tiled floor, storage cupboard, radiator, double glazed windows to the rear and side and double glazed door to rear garden.

## First Floor Landing

Stairs to entrance hall,, double glazed window to the side and doors to bedrooms, bathroom and WC.

## Bedroom One

13' 5" max x 10' 3" max ( 4.09m max x 3.12m max )

Double glazed bow window to the front, radiator and built in wardrobes.

## Bedroom Two

12' 5" x 10' 4" ( 3.78m x 3.15m )

Double glazed window to the rear, TV point, radiator and built in wardrobe.

### Bedroom Three

7' 6" max x 7' 10" ( 2.29m max x 2.39m )

Double glazed window to the front and radiator.

### Bathroom

Double glazed window to the rear, bath with shower over, wash hand basin, part tiled, radiator, storage cupboard and boiler.

### Wc

WC and double glazed window to the side.

### Loft Space

Insulated and boarded throughout.

### Rear Garden

Slabbed patio area to the front with grass lawn to the rear edged with a variety of bushes and shrubs.









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: D**

**view this property online [connells.co.uk/Property/WBW309798](http://connells.co.uk/Property/WBW309798)**

Tenure: Freehold



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