



**Connells**

Ardav Road  
West Bromwich



### Property Description

This idyllic family home is perfectly located between West Bromwich & Wednesbury, and so offers plenty of amenities no matter which direction you go. There is easy access to the M5 & M6 motorways, and Hill Top amenities offer a range of shops, pubs and food outlets. John Bosco & Hill Top Primary are within close proximity, along with Hill Top Park for those families with small children and dogs. The house itself briefly comprises of an entrance porch, entrance hall, through lounge/diner, kitchen with some integral appliances, first floor landing, three good sized bedrooms, family bathroom room, rear garden, central heating, separate garage and a block paved driveway for two cars.

### Frontage

Block paved driveway.

### Entrance Porch

Double glazed window and door to the front, storage cupboard and door to lounge.

### Lounge

14' 11" x 14' 8" ( 4.55m x 4.47m )

Double glazed window to the front, stairs to first floor, understairs storage cupboard, TV & telephone points, two radiators and door to kitchen/diner.

### Kitchen/Diner

14' 11" x 9' 9" ( 4.55m x 2.97m )

Fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, plumbing point, integral electric oven and gas hob with cooker hood over, wall mounted boiler, double glazed window to the rear and french doors to the rear garden.

### First Floor Landing

Stairs from lounge, loft access, radiator storage cupboard and door to;



## Bedroom One

8' 7" x 12' 11" ( 2.62m x 3.94m )

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

## Bedroom Two

8' 8" x 8' 11" max ( 2.64m x 2.72m max )

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

## Bedroom Three

6' x 10' ( 1.83m x 3.05m )

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

## Bathroom

Double glazed window to the front, tiled throughout, fitted panel with shower over, wash hand basin, WC and radiator.

## Rear Garden

Slabbed patio area to the front with steps upto a grass lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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