



**Connells**

Alexandra Crescent  
WEST BROMWICH



### Property Description

This double fronted family home offers the perfect opportunity for your next family home. Set in a sought after location just off Hollyhedge Road this one will not be available for long. The property benefits from being within walking distance to major bus links and easy access to the Newton Road to Great Barr. The new square shopping centre offers an array of shops and amenities along with being close to the Sandwell & General Hospital.

The property briefly comprises of a double driveway for off road parking, through lounge, conservatory to the rear, spacious kitchen with access to the rear garden, three generously sized bedrooms and a family bathroom.

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### On Approach

Double block paved driveway with steps up to the front of the property.

### Entrance Hall

Double glazed door to the front, stairs to first floor and doors to lounge and reception room.

### Lounge

18' 10" x 10' 9" ( 5.74m x 3.28m )

Double glazed windows to the front and rear, Tv and telephone points, two central heated radiators and door to kitchen.

### Reception Room

11' 6" x 9' 5" ( 3.51m x 2.87m )

Double glazed window to the front and central heated radiator.

### Kitchen

12' 9" x 6' 11" ( 3.89m x 2.11m )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer, splash back tiling, plumbing point, electric oven and hob with cooker hood over, double glazed window to the rear and door to conservatory.

## Conservatory

12' 2" x 10' 8" ( 3.71m x 3.25m )

Double glazed windows, plumbing point and doors to rear garden.

## First Floor Landing

Stairs from entrance hall, shaker style coat hanging space and doors to;

## Bedroom One

12' 5" x 11' 3" ( 3.78m x 3.43m )

Double glazed window to the front, central heated radiator and fitted wardrobes.

## Bedroom Two

14' 3" x 10' 2" ( 4.34m x 3.10m )

Double glazed windows to the front, built in wardrobe, storage cupboard and central heated radiator.

## Bedroom Three

8' 4" x 7' 7" ( 2.54m x 2.31m )

Double glazed window to the rear, fitted shelving unit currently being used as a library and traditional style radiator.

## Shower Room

Double glazed window to the rear, fitted shower cubicle, part tiled, wash hand basin and heated towel rail.

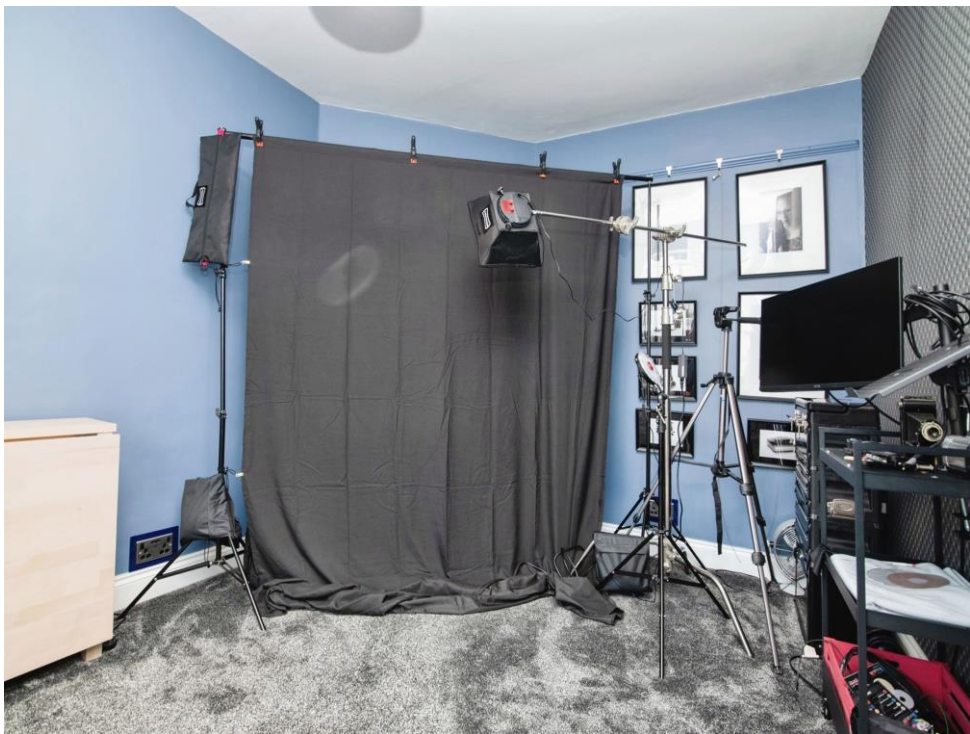
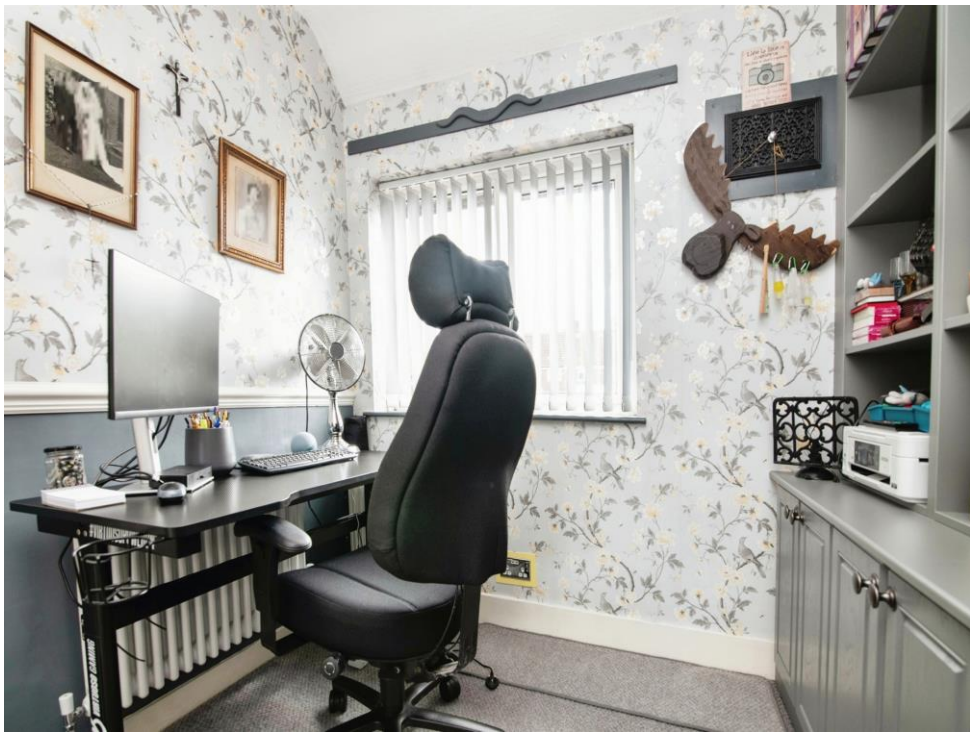
## Wc

Double glazed window to the rear, part tiled and WC.

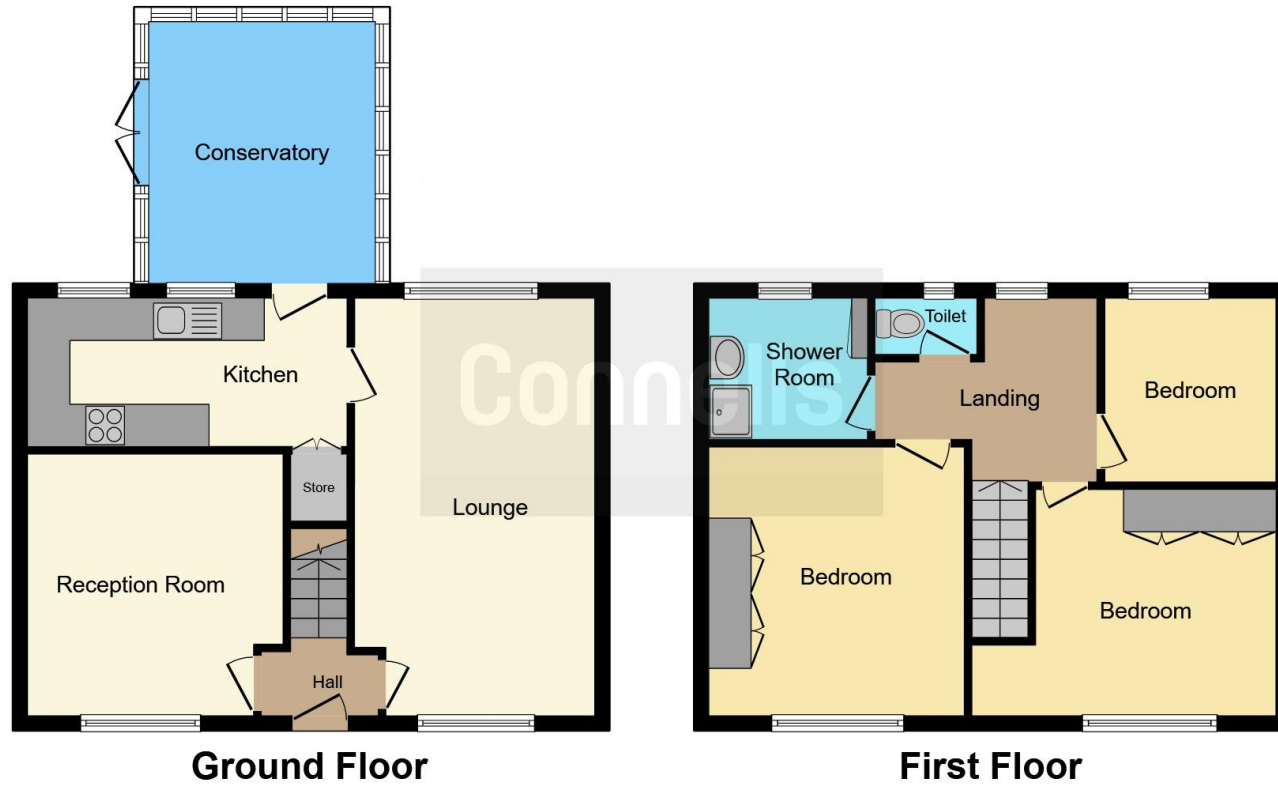
## Rear Garden

Block paved patio area to the front, bark area to the rear housing garden shed,a variety of plant life and a second patio to the rear of the garden. Side gated access.









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: D**

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Tenure: Freehold



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