



Connells

Crockford Road
West Bromwich



Property Description

This beautifully presented family home is situated within a quiet residential location with easy access to both local shops and amenities. Crockford Road is off Hydes Road giving you plenty of shops and supermarkets as well as major bus links to both West Bromwich and Wednesbury. The property is also within the catchment for Hall Green Primary School.

The property briefly comprises of lounge with separate extended kitchen diner, three generously sized bedrooms a family bathroom and off road parking to front. Well maintained front and rear garden and plenty of outside space.

CALL US NOW TO ARRANGE YOUR VIEWINGS!

On Approach

Gated driveway

Entrance Hall

Double glazed window and door to the front, central heated radiator, stairs to first floor, telephone point, under stairs storage and doors to lounge and kitchen.

Lounge

15' x 10' 4" (4.57m x 3.15m)

Double glazed window to the front, gas fire, central heated radiator and TV point.

Kitchen

20' x 7' 6" (6.10m x 2.29m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer, gas hob, electric oven, plumbing point, central heated radiator, two double glazed window to the rear, double glazed door to the rear and door to bathroom.

Bathroom

Two double glazed windows to the rear, fitted bath with shower over, tiled throughout, WC, wash hand basin, boiler and central heated radiator.

First Floor Landing

Stairs from entrance hall, loft hatch, double glazed window to the side and door to;

Bedroom One

11' 7" x 10' 4" (3.53m x 3.15m)

Double glazed window to the front and central heated radiator.

Bedroom Two

13' 5" x 9' 5" (4.09m x 2.87m)

Double glazed window to the rear and central heated radiator.

Bedroom Three

8' 7" x 6' (2.62m x 1.83m)

Double glazed window to the rear and central heated radiator.

Rear Garden

Grass lawn and slabs, side gated access, garden shed and garage.

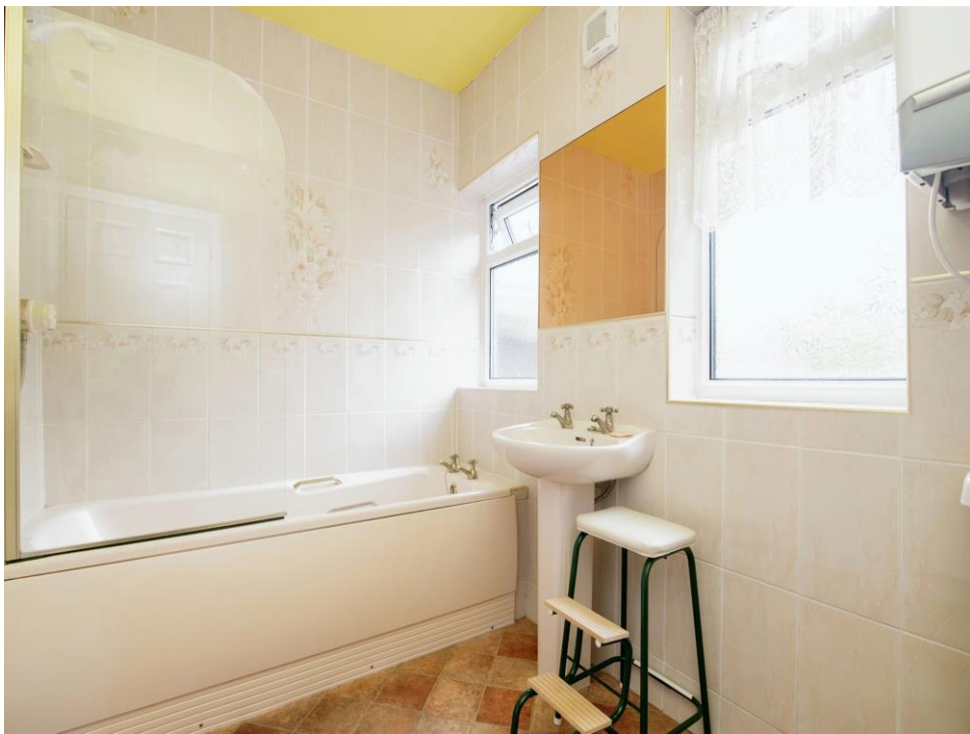
Agents Note

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

Agents Note

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









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

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/WBW310015

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.

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