



Connells

Hall Green Road
WEST BROMWICH



Property Description

****WOW!!!**** Connells Estate Agents are pleased to market for sale this BEAUTIFULLY REFURBISHED AND EXTENDED property in West Bromwich being heavily extended to the rear. 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.

To the ground floor the property briefly comprises of a hallway having stairs to the first floor and doors leading to the front reception room, dining room, shower room, BIG EXTENDED kitchen/dining room. The extended kitchen really is the selling point of this property, being the perfect space to entertain guests; having a modern fitted kitchen with integrated appliances, kitchen island, ample living space, doors to an extended living area, and still a big plot for a garden.

To the first floor are three good sized bedrooms accessed though a spacious hallway, and a family bathroom.

Externally, the property benefits from sitting on a great sized plot. To the front driveway provided parking for multiple vehicles, and a large plot to the rear.

Frontage

Tarmac and slabbed driveway edged with a variety of shrubs, bushes and plant life.

Entrance Hall

Double glazed door and window to the front, stairs to first floor, understairs storage cupboard, central heated radiator and doors to dining room, lounge and kitchen/diner.

Dining Room

13' 2" x 12' 3" (4.01m x 3.73m)

Double glazed bay window to the front and central heated radiator.

Lounge

12' 6" x 10' 9" (3.81m x 3.28m)

Double glazed french doors to the rear, TV point, central heated radiator and log burner.

Kitchen/Diner

20' 10" x 17' 1" (6.35m x 5.21m)

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, island with sink and drainer and breakfast bar, integrated dishwasher, integrated double electric oven and gas hob with cooker hood over, integrated microwave, tiled floor with under floor heating, two double glazed window to the side, double glazed door to the side and bi-fold doors to orangery.

Orangery

14' 6" x 10' 8" (4.42m x 3.25m)

Skylight to ceiling and bi-fold door to the garden.

Storage/Utility Room

9' 4" x 8' 7" (2.84m x 2.62m)

Plumbing point.

Shower Room

Tiled throughout, shower, wash hand basin and WC.

First Floor Landing

Stairs from entrance hall, double glazed window to the side and doors to;

Bedroom One

12' 3" x 10' 10" (3.73m x 3.30m)

Double glazed window to the front and central heated radiator.

Bedroom Two

12' 6" x 10' 9" (3.81m x 3.28m)

Double glazed window to the rear and central heated radiator.

Bedroom Three

8' 11" x 7' 5" (2.72m x 2.26m)

Double glazed window to the rear and central heated radiator.

Bathroom

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

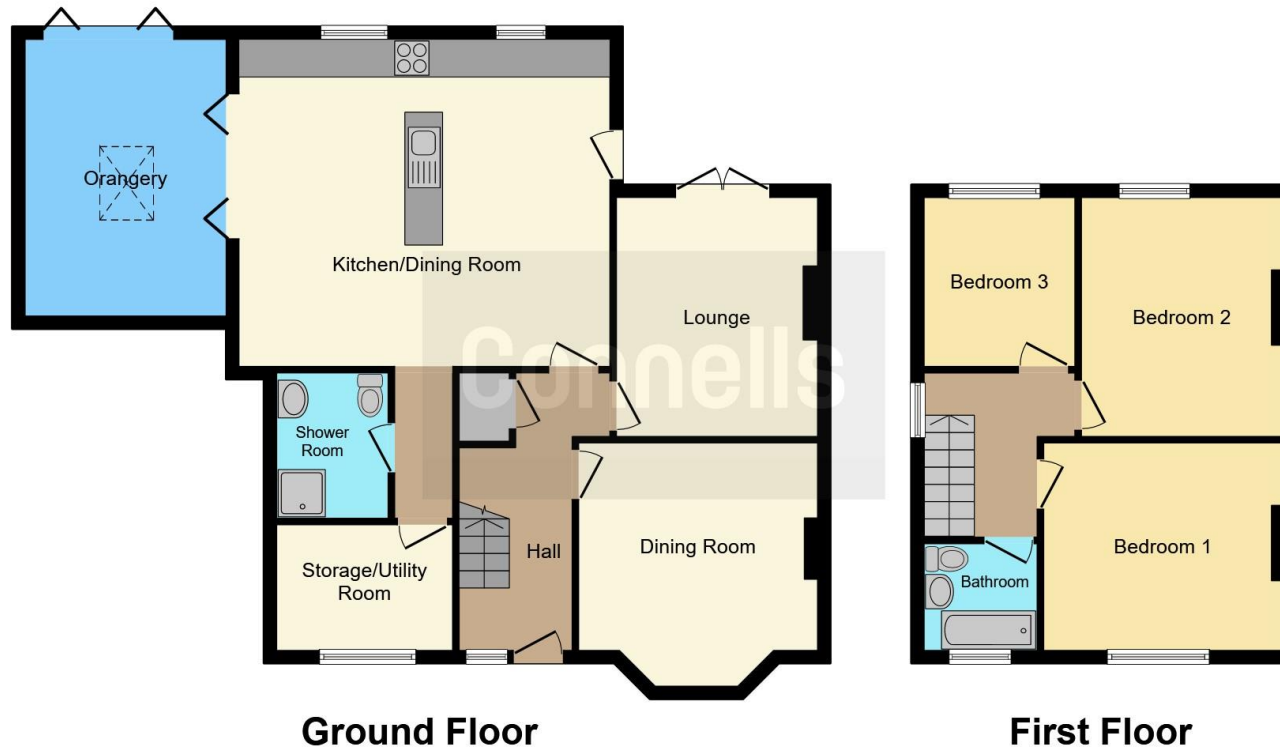
Rear Garden

Tiered rear garden comprising of a patio area to the top, steps down to a grass lawn edged with a variety of shrubs, bushes and plant life. To the rear of the garden is a second slabbed patio area of which houses a summer house.









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

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EPC Rating: C

Tenure: Freehold

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