



Connells

Wolseley Road
West Bromwich



Property Description

This double fronted family home will serve any buyer well, no matter if you are a first time purchaser or retired and looking to downsize into something smaller. The house has been extremely well presented and as you can see from the images, has also been well maintained during the current ownership and recently refurbished! The property sits just on the edge of the Harvills Hawthorn residential estate with Harvills Hawthorn Primary School being close by, as well as several other Primary & Secondary schools. The local amenities and park of Hill Top are less than a mile away making this an ideal family home. The semi-detached briefly comprises of an entrance hall, lounge, dining room, study, downstairs W.C, modern fitted kitchen with some integral appliances opening up to the rear garden, 5 generously sized bedrooms, family bathroom, ensuite to master, central heating with a combi boiler, landscaped rear garden and a driveway.

Entrance Porch

Having double glazed door to the front, double glazed windows to the front and side and door to entrance hall

Entrance Hall

Having a double glazed door to the front, radiator and doors to

Lounge

14' 4" x 10' 8" into bay (4.37m x 3.25m into

bay)

Having a double glazed bay window to the front elevation, TV point, telephone point and central heating radiator.

Reception Room Two

14' 4" x 10' 5" (4.37m x 3.17m)

Having a range of base units, with work surfaces over, stainless steel sink and drainer with mixer tap, tiling to splash prone areas and central heating radiator door to study room

Study

9' 1" x 6' 2" (2.77m x 1.88m)

Having a double glazed window to the rear elevation, telephone point, storage cupboard, door to downstairs cloakroom and central heating radiator.

Downstairs Cloak Room

Having a double glazed window to the rear elevation, low level WC, wash hand basin, extractor fan, spotlights and heated towel rail.

Utility Room

5' 9" x 7' 2" (1.75m x 2.18m)

Having internal window space, a range of wall and base units, with work surfaces over, stainless steel sink and drainer, tiling to splash prone areas, plumbing for washing machine and central heating radiator.

Kitchen/Diner

25' 9" max x 13' 8" (7.85m max x 4.17m)

Having double glazed windows to the front and rear elevations, fitted kitchen with a range of wall and base unit with work surfaces over, stainless steel sink and drainer, tiling to splash prone areas, electric multi range cooker point with cooker hood over, plumbing for dishwasher, central heating boiler, two central heating radiators and door to garden.

Landing

Having stairs from the hallway, a double glazed window to the front elevation, central heating radiator, shelving/storage area and stairs to the second floor landing and doors to.

Bedroom One

10' 5" max x 10' 5" max (3.17m max x 3.17m max)

Having a double glazed window to the rear elevation, walk in wardrobes and central heating radiator.

En-Suite

Part tiled with shower cubicle, low level WC, wash hand basin, shaver point and heated towel rail.

Bedroom Two

13' 1" max x 6' 6" max (3.99m max x 1.98m max)

Having a double glazed window to the front elevation, fitted wardrobes and central heating radiator.

Bedroom Three

15' 1" x 5' 6" (4.60m x 1.68m)

Having double glazed window to the front and

rear elevations and central heating radiator.

Family Bathroom

Having a double glazed window to the rear elevation, fully tiled with an L shaped bath, shower, wash hand basin, low level WC extractor fan, shaver pint and heated towel rail.

Bedroom Four Second Floor

13' 8" x 10' 5" (4.17m x 3.17m)

Having two double glazed skylight windows to the front and rear, fitted wardrobes and central heating radiator and restricted head height

Bedroom Five Second Floor

8' 5" x 4' 6" (2.57m x 1.37m)

Having a double glazed skylight window to the front elevation, fitted wardrobes and central heating radiator and restricted head height

Separate Wc

Having a skylight window to the rear, low level WC, wash hand basin and shaver point and restricted head height

Front Garden

Having a slabbed double driveway with plant borders and pathway to front porch.

Rear Garden

Wooden decking patio area with side gated access, various plants, astro turf area and garden shed







To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

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