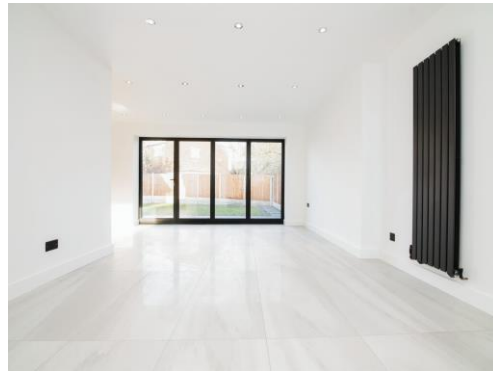




Connells

Haywoods Farm
West Bromwich



Property Description

This modern semi-detached family home offers the perfect opportunity for you next move! 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 has been fully refurbished and extended and after seeing this one in person, I'm sure you will agree! Having a stunning open plan kitchen diner with a high spec kitchen and appliances, two bathrooms, double bedrooms and a landscaped rear garden!

CALL NOW TO ARRANGE YOUR VIEWINGS!

On Approach

Block paved and tarmac driveway providing ample parking and side gated access.

Entrance Hall

Double glazed door and window to the front, cupboard housing boiler, central heated radiator, stairs to first floor, understairs storage and doors to bathroom and lounge/dining area.

Bathroom

Fitted panel bath with shower over, tiled throughout, vanity wash hand basin, low level WC and central heated radiator.

Lounge/Dining Area

22' 7" x 12' 5" (6.88m x 3.78m)

Having bifold doors to the rear, sockets, central heated radiator and arch to kitchen.

Kitchen

22' 6" x 9' 9" (6.86m x 2.97m)

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, integrated oven, microwave, dishwasher, washing machine and gas hob with cooker hood over, tiled flooring, spotlights and double glazed window to the front.

First Floor Landing

Stairs rising from entrance hall and doors to;

Bedroom

12' 9" x 9' 10" max (3.89m x 3.00m max)

Double glazed window to the front and central heated radiator.

Bedroom

12' 7" x 9' 4" (3.84m x 2.84m)

Double glazed window to the rear and central heated radiator.

Bedroom

12' 6" x 8' 9" (3.81m x 2.67m)

Two double glazed windows to the front and central heated radiator.

Shower Room

Fitted shower cubicle, vanity wash hand basin, low level WC, tiled throughout, central heated radiator and loft access.

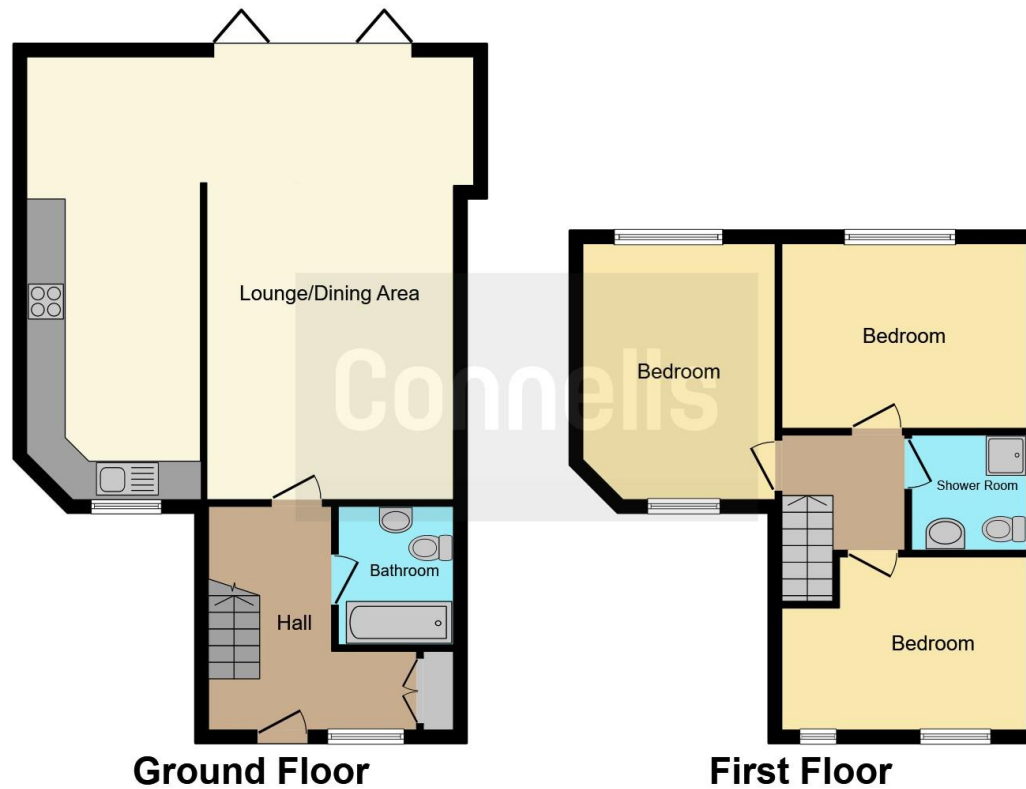
Rear Garden

Slabbed patio area to the front, grass lawn to the centre edged with slabs and gravel. 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

To view this property please contact Connells on

T 0121 525 1177
E westbromwich@connells.co.uk

3 Astle Park
 WEST BROMWICH B70 8NS

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310357



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WBW310357 - 0003