



Connells

Hollyhedge Road
WEST BROMWICH



Property Description

This stunning end of terraced property offers the perfect opportunity for your next family home. Set in a sought after location on 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 as well as being within the catchment for Pennyhill Primary School.

The property briefly comprises of driveway for off road parking, garage with the potential to extend up STP, lounge to the front, spacious extended kitchen diner to the rear with access to the well maintained rear garden, brick built storage shed, purpose built garden room currently being used as a home office. The first floors offers generously sized bedrooms with a family bathroom.

CALL NOW TO ARRANGE YOUR VIEWINGS!

On Approach

Gravel driveway edged with mature bushes and shrubs.

Entrance Porch

Double glazed doors to the front, double glazed windows to the sides and door to entrance hall.

Entrance Hall

Stairs to the first floor and door to lounge.

Lounge

14' 1" x 13' 11" (4.29m x 4.24m)

Double glazed window to the front, central heated radiator, TV and telephone points, understairs storage and door to kitchen/diner.

Kitchen/Diner

19' x 17' 2" (5.79m x 5.23m)

Fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, integrated dishwasher, integrated fridge freezer, microwave, double oven and hob, velux windows, patio door to the rear and door to utility.

Utility Room

6' 2" x 5' 1" (1.88m x 1.55m)

Plumbing point, wall mounted boiler and door to WC.

Wc

Double glazed window to the side, wash hand basin vanity unit, splash back tiling and WC.

First Floor Landing

Stairs rising from entrance hall, loft access and doors to;

Bedroom One

11' 8" x 10' 10" (3.56m x 3.30m)

Double glazed window to the front, fitted wardrobe, storage cupboard and central heated radiator.

Bedroom Two

9' 6" x 6' 1" (2.90m x 1.85m)

Double glazed window to the rear and central heated radiator.

Bedroom Three

9' 5" x 7' 6" (2.87m x 2.29m)

Double glazed window to the rear and central heated radiator.

Bathroom

Double glazed window to the side, fitted panel bath with shower over, part tiled, WC and wash hand basin.

Garage

19' 9" x 7' 11" (6.02m x 2.41m)

Double doors to the front and door and window to the rear.

Rear Garden

Slabbed patio area to the front, grass lawn to the centre edged with a variety of mature shrubs and bushes. Outbuilding to the rear.

Outbuilding

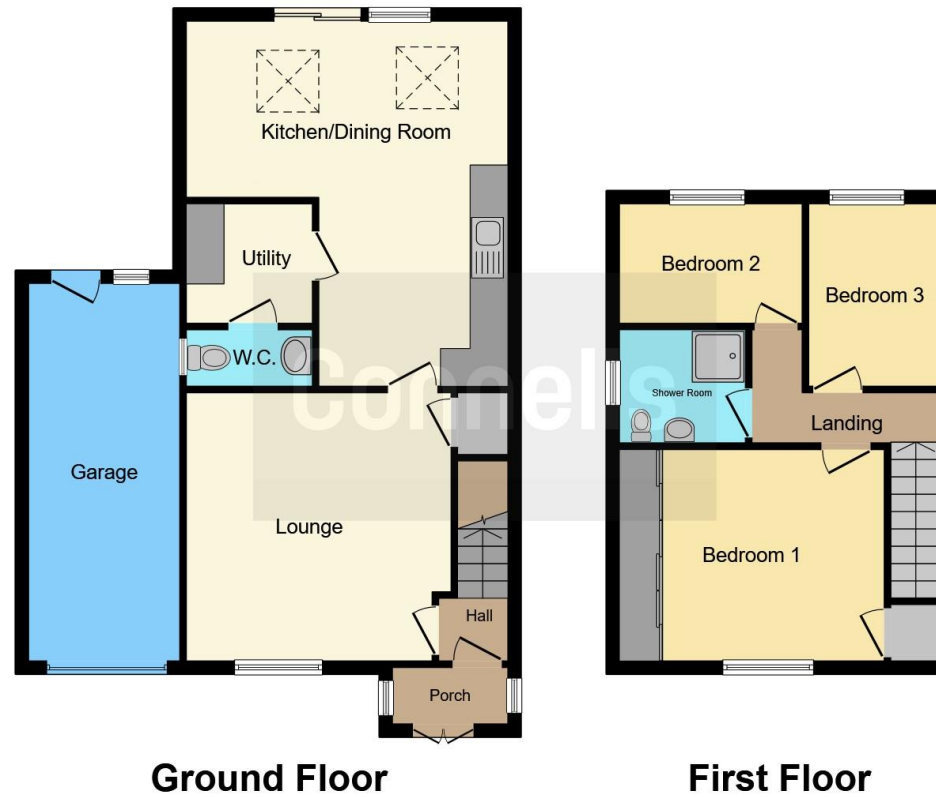
26' 10" x 9' (8.18m x 2.74m)

Lighting and power.









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: D

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Tenure: Freehold



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