



Connells

Hargate Lane
West Bromwich



Property Description

Located at the heart of a residential area estate known as The Tantany is this traditional style family home is situated within a quiet residential location and being within walking distance to the High Street with an array of shops and amenities. The property benefits from being with the catchment for All Saints & George Salter. The spacious home offers a large reception room a kitchen diner, conservatory to the rear along with a downstairs shower room. three generously sized bedrooms and a family bathroom. The rear garden offers a great space for outside seating.

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Frontage

Slabbed driveway providing ample parking. Access to the rear garden via a gate to the side.

Entrance Hall

Double glazed door and window to the front, stairs to the first floor, storage cupboard and doors to the lounge and kitchen diner.

Lounge

12' 5" into bay x 10' 5" into recess (3.78m into bay x 3.17m into recess)

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

Kitchen Diner

16' 2" max x 11' 3" max (4.93m max x 3.43m max)

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, plumbing point, integrated oven and hob with cooker hood over, double glazed window to the rear, central heated radiator and double glazed doors to the conservatory.

Conservatory

Irregular Shaped Room 14' 9" x 9' 11" (4.50m x 3.02m)

L shape conservatory with double glazed doors to the rear, double glazed door to the side, double glazed window to the rear and door to the shower room.

Shower Room

Double glazed window to the rear, shower tray, WC and wash hand basin.

First Floor Landing

Stairs from entrance hall and door to;

Bedroom One

12' 11" into bay x 10' into recess (3.94m into bay x 3.05m into recess)

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

Bedroom Two

11' 5" x 10' 8" (3.48m x 3.25m)

Double glazed window to the rear and central heated radiator.

Bedroom Three

7' 4" x 6' (2.24m x 1.83m)

Double glazed window to the front, central heated radiator and boiler.

Bathroom

Double glazed window to the rear, fitted panel bath with shower over, wash hand basin, WC, tiled throughout and chrome heated towel rail.

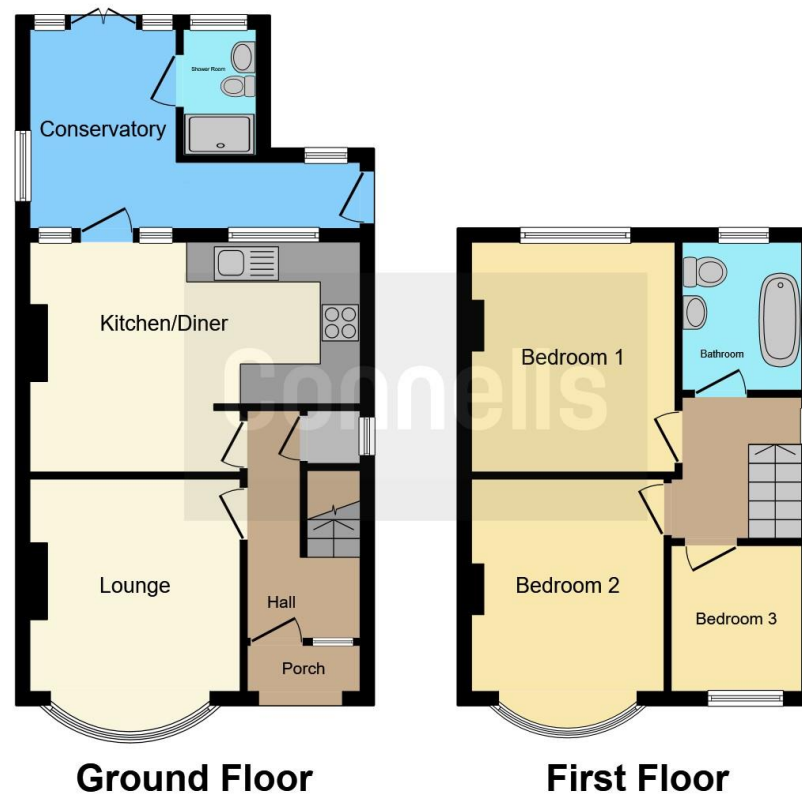
Rear Garden

Slabbed patio area and grass lawn. Gated access to the side.









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: E Council Tax
 Band: C

Tenure: Freehold

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