



**Connells**

Hope Street  
WEST BROMWICH





## Property Description

Connells are delighted to be marketing this outstanding four bedroom Victorian property set in a sought after location. This lovely home has been maintained to a high standard making it the perfect first time buyers house or even an upsize on what you currently have. Fully fitted kitchen with a family bathroom! Located within easy access to commuting links and amenities with nearby schools.

In brief the property compromises of: entrance hall, two reception rooms, extended kitchen diner with fitted appliances, downstairs bathroom and access to a landscaped rear garden. The first floor offers three bedrooms with the third being of generous size. To the front you have a concrete printed driveway giving access to off road parking.

## Entrance Hall

Doors to the front, stairs to the first floor, access to the cellar and doors to the front reception room, lounge, dining room, WC and shower room.

## Reception Room

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

## Wc

WC, wash hand basin and central heated radiator.

## Shower Room

Fitted shower cubicle and tiling to walls.

## Lounge

16' x 14' ( 4.88m x 4.27m )

Double glazed window to the rear, central heated radiator and capped off gas fire.

## Dining Room

12' 8" x 11' 2" ( 3.86m x 3.40m )

Double glazed window to the side, central heated radiator, built in storage housing boiler and door to the kitchen.

## Kitchen

18' 2" x 11' 3" ( 5.54m x 3.43m )

Fully fitted kitchen compromising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, integrated electric oven and gas hob, plumbing and space for washing machine, central heated radiator, double glazed window to the side and door to the rear garden.

## First Floor Landing

Stairs from the entrance hall and doors to;

## Bedroom One

16' 1" x 14' 1" ( 4.90m x 4.29m )

Two double glazed windows to the front and built in wardrobe.

## Bedroom Two

16' 1" x 14' 1" ( 4.90m x 4.29m )

Double glazed window to the rear, central heated radiator and built in wardrobe.

## Bedroom Three

12' 9" x 10' 9" ( 3.89m x 3.28m )

Double glazed window to the side and capped off fire.

## Bedroom Four

10' 5" x 6' 1" ( 3.17m x 1.85m )

Double glazed window to the front and central heated radiator.

## Bathroom

Fitted bathroom suite compromising of a fitted panel bath with shower over, wash hand basin, WC, tiling to walls. loft access and double glazed window 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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: Awaited  
 Council Tax Band: C

Tenure: Freehold

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