

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.









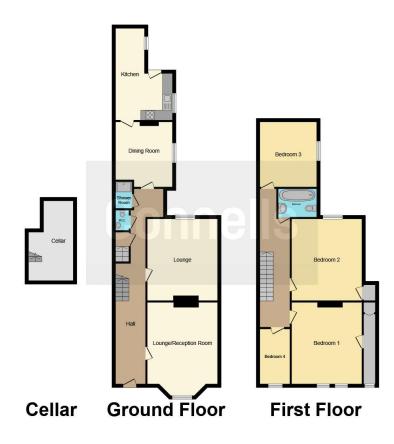








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## T 0121 525 1177 E westbromwich@connells.co.uk

3 Astle Park WEST BROMWICH B70 8NS

EPC Rating: Council Tax
Awaited Band: C

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Tenure: Freehold



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