



Connells

Hodder Grove
West Bromwich



Property Description

This stunning detached property offers the perfect opportunity for your next family home. Set in a sought after location of Harrington Croft 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, converted garage into an annex, dining room to the front, spacious kitchen diner to the rear with access to the conservatory, well maintained rear garden, six bedrooms all of a great size with ensuite and dresser to master.

CALL NOW TO ARRANGE YOUR VIEWINGS!

Entrance Hall

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

Dining Room

Double glazed window to the front.

Lounge

Double glazed doors and windows to the conservatory.

Conservatory

Double glazed windows to the rear and side, door to the rear garden and door to the annex.

Kitchen

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, cooker hood, radiator and door to the utility room.

Utility Room

Doors to WC and conservatory.

Wc

Window to the rear, wash hand basin and WC.

Annex

Access via the conservatory currently being used as a bedroom with an ensuite shower room.

First Floor Landing

Stairs from the entrance hall, double glazed window to the front, storage cupboard, stairs to the second floor and doors to bedroom one, bedroom four, bedroom five and the bathroom.

Bedroom One

Two double glazed windows to the rear and door to the ensuite.

Ensuite

Fitted panel bath, wash hand basin and WC.

Bedroom Four

Double glazed window to the front.

Bedroom Five

Double glazed window to the front.

Second Floor Landing

Stairs from the first floor landing and doors to bedroom two, bedroom three and the shower room.

Bedroom Two

Double glazed windows to the front and side.

Bedroom Three

Double glazed windows to the front and side.

Shower Room

Shower cubicle, wash hand basin and WC.

Rear Garden

Slabbed throughout. decking area with pergola.

Agents Note

There is a easement on the title, please enquire with the branch.









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 Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310743



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: WBW310743 - 0007