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**FOR SALE**

**Connells**

Harwood Street  
West Bromwich



# Harwood Street West Bromwich B70 9JF

for sale offers in the region of  
**£280,000**



## Property Description

This 4 bedroom property is situated within a quiet residential part of West Bromwich. With easy access to the town centre itself as well as the bus station and the tram stop West Bromwich Central. This makes any commute far or near, just that little bit easier on a day to day basis. The town centre offers an array of shops and amenities such as The New Square which is a relatively new shopping complex within the town, as well as all the well known and reliable smaller shops and convenient stores on the high street. The property itself briefly comprises of a family reception room, dining room, a fitted kitchen diner with a rear garden. This home offers a great opportunity for a first time purchase or your next buy to let investment. To the first floor you have three generously sized bedrooms with an additional bedroom and shower room downstairs. To the rear of the property you have a low maintenance rear garden ideal for pots and plants with a detached garage with access via communal driveway.

## Entrance Porch

Door to the side, windows to the front and rear and door to the entrance hall.

## Entrance Hall

Door from the entrance porch, stairs to the first floor and door to the lounge.

## Lounge

11' 10" x 11' 8" ( 3.61m x 3.56m )

Double glazed window to the front, central heated radiator and opening to dining room.

## Dining Room

15' 9" x 10' 5" ( 4.80m x 3.17m )

Door to bedroom three, opening to kitchen.

## Bedroom Three

9' 7" x 6' 8" ( 2.92m x 2.03m )

Two windows to the side and door to the shower room.

## Shower Room

Fitted shower cubicle, tiling to walls, wash hand basin, WC and door to the rear.

## Kitchen

10' 8" x 8' 2" ( 3.25m x 2.49m )

Fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, splashback tiling, integrated oven and hob with cooker hood over, space and plumbing for washing machine and double glazed doors to the rear garden.

## First Floor Landing

Stairs from the entrance hall, loft access, window to the side and doors to;

## Bedroom One

12' 4" x 9' ( 3.76m x 2.74m )

Double glazed window to the front and fitted wardrobes.

### Bedroom Two

10' 3" x 8' 10" ( 3.12m x 2.69m )

Double glazed window to the rear.

### Bedroom Four

9' 7" x 7' 9" ( 2.92m x 2.36m )

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

### Shower Room

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

### Rear Garden

Low maintenance rear garden being slabbed throughout.

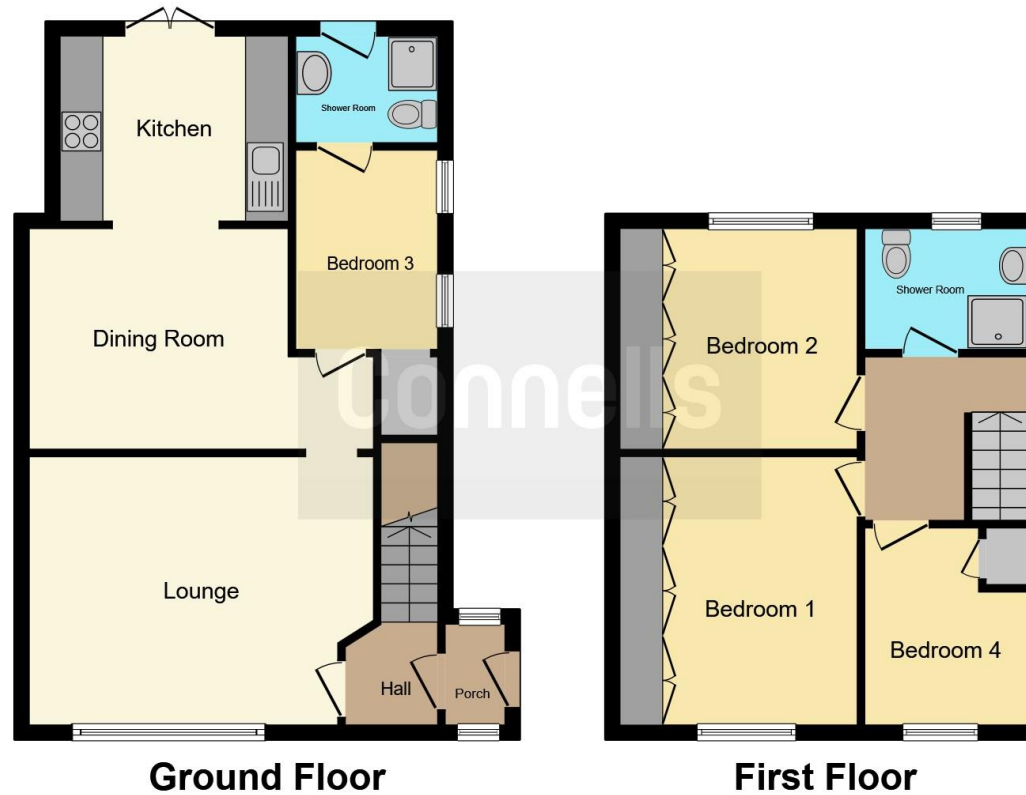












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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