



Connells

Bird End
West Bromwich

Bird End West Bromwich B71 3EA

for sale offers in excess of
£580,000



Property Description

This stunning detached family home has been renovated to a high standard and is set within a sought after residential location. Bird End is within the heart of West Bromwich and benefits from having major bus links on Hollyhedge Road as well as being walking distance to the local train station Tamebridge Parkway. This gives you the best of both worlds of having easy access to West Bromwich Town Centre as well as major Cities like Birmingham and Wolverhampton.

The property itself approaches via drop curb giving you ample off road parking but also the benefit of a larger than average garage. As you approach you are welcomed by a full floor to ceiling two story entrance hallway giving an amazing amount of natural light as you enter. To the rear you have a welcoming and cosy lounge area however next to this you have a large L shape kitchen diner perfect for hosting! A second kitchen and shower room are also on the ground floor. To the first floor you have four spacious bedrooms, two of which have en suites, a family bathroom and access to the full width loft for storage or potential extensions. The rear garden has been landscaped with a patio area for seating and artificial grass keeping it low maintenance.

The property has had further planning permission approved for a loft conversion under the planning reference DC/25/70558.

THE PROPERTY IS AVAILABLE WITH NO UPWARD CHAIN AND IS AVAILABLE TO VIEW NOW!

Entrance Porch

Double glazed doors and windows to the front and door to the entrance hall.

Entrance Hall

Door from entrance porch, window to the front, stairs to the first floor and doors to the kitchen/diner, lounge and ground floor shower room.

Shower Room

double glazed window to the front, fitted shower cubicle, WC and wash hand basin.

Lounge

18' 11" x 13' 6" (5.77m x 4.11m)

Double glazed windows and french doors to the rear, TV point and central heated radiator.

Kitchen/Diner

17' 9" x 13' 5" (5.41m x 4.09m)

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, splash back paneling, island, space for freestanding cooker, cooker hood, double glazed window to the rear, double glazed bay window to the front and door to the side.

First Floor Landing

Stairs from the entrance hall, storage cupboard and door to;

Bedroom One

13' 3" x 11' 5" (4.04m x 3.48m)

Two double glazed windows to the front, central heated radiator and door to ensuite.

En Suite

Fitted panel bath, wash hand basin and WC.

Bedroom Two

17' 3" x 11' (5.26m x 3.35m)

Double glazed window to the front, doors to the balcony, TV point, fitted wardrobe and door to ensuite.

Bedroom Three

15' 8" x 9' 8" (4.78m x 2.95m)

Double glazed window to the rear and fitted wardrobe.

Bedroom Four

10' 10" x 6' 4" (3.30m x 1.93m)

Double glazed window to the rear and central heated radiator.

Bathroom

Fitted corner bath, separate shower cubicle, twin wash hand basins, WC and double glazed window to the rear.









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: C Council Tax
 Band: F

Tenure: Freehold

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