



Hall Green Road WEST BROMWICH B71 2DX

for sale offers over
£270,000



Property Description

This BEAUTIFULLY PRESENTED semi detached property is set within a key residential location and offers a fantastic opportunity to make your next family home! Nestled between West Bromwich and Wednesbury this offers an array of shops and amenities, falling within the catchment for Wodensborough High, Moorlands and Hall Green Primary School.

The property briefly compromises of a family reception room, modern fitted kitchen diner, conservatory and guest WC. To the first floor there are three generous sized bedrooms and family bathroom. To the exterior you have ample off road parking to the front and well maintained rear garden.

CALL US NOW TO ARRANGE YOUR VIEWING!

Frontage

Paved driveway providing ample off road parking.

Entrance Hallway

Double glazed door to the front, stairs to the first floor, under stairs storage, central heated radiator and doors to guest WC, lounge and kitchen diner.

Guest Wc

Wash hand basin with splash back tiling, extractor fan, central heated radiator and a low level WC.

Lounge

17' 6" x 9' 3" (5.33m x 2.82m)

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

Kitchen/Diner

15' 10" max x 15' 5" max (4.83m max x 4.70m max)

Modern fitted kitchen compromising of a range of wall and base units with work surfaces over, tiling to splash prone areas, sink and drainer, integrated electric oven and gas hob, cooker hood, integrated fridge freezer and washing machine, wall mounted boiler, central heated radiator, double glazed window to the rear and door to the conservatory.

Conservatory

13' 4" x 8' 10" (4.06m x 2.69m)

Double glazed doors to the rear and double glazed windows to the sides.

First Floor Landing

Stairs from the first floor, loft access and doors to;

Bedroom One

12' 4" x 8' 4" (3.76m x 2.54m)

Double glazed window to the rear, central heated radiator and TV point.

Bedroom Two

12' 9" into bay x 8' 4" (3.89m into bay x 2.54m)

Double glazed bay window to the front, central heated radiator and TV point.

Bedroom Three

8' 10" x 7' 10" (2.69m x 2.39m)

Double glazed window to the front and central heated radiator.

Family Bathroom

Double glazed window to the front, fitted panel bath with shower over, wash hand basin tiling to walls, low level WC and a central heated radiator.

Rear Garden

Slabbed patio area to the front and a grass lawn to the rear edged with gravel.

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

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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