



Connells

Hodder Grove
West Bromwich

Hodder Grove West Bromwich B71 3RZ

for sale offers in the region of
£325,000



Property Description

This stunning town house has been renovated to a high standard and is set within a sought after residential location. Hodder Grove 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 garage. The hallway leads to the kitchen, spacious lounge diner to the rear and downstairs W.C. The first floor you have two double bedrooms, an ensuite and a family bathroom. The second floor holds another two double bedrooms and another family bathroom. the rear garden offers an outside space big enough for the family.

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

Entrance Hall

Double glazed door to the front, stairs to the first floor and doors to the kitchen, WC and lounge.

Kitchen

12' 4" x 8' 3" (3.76m x 2.51m)

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 with cooker hood over, space and plumbing for washing machine, spotlights to ceiling and a double glazed window to the front.

Wc

Low level WC, wash hand basin and a heated towel rail.

Lounge

15' 2" x 12' 10" (4.62m x 3.91m)

Double glazed french doors and windows to the rear, fireplace, central heated radiator and storage cupboard.

First Floor Landing

Stairs from the entrance hall, doors to bedrooms one and two and stairs to the second floor landing.

Bedroom One

12' 4" x 10' 10" (3.76m x 3.30m)

Double glazed window to the rear, fitted wardrobe, central heated radiator and door to the ensuite shower room.

En Suite

Fitted shower cubicle, wash hand basin, low level WC and double glazed window to the side.

Bedroom Two

12' 10" x 8' 8" (3.91m x 2.64m)

Two double glazed window to the front, central heated radiator and door to the en suite shower room.

En Suite

Fitted shower cubicle, wash hand basin, low level WC and double glazed window to the side.

Second Floor Landing

Stairs from the first floor, storage cupboard and doors to bedroom three, four and bathroom.

Bedroom Three

11' 5" x 10' 11" (3.48m x 3.33m)

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

Bedroom Four

Two skylight windows, central heated radiator and fitted shelving.

Bathroom

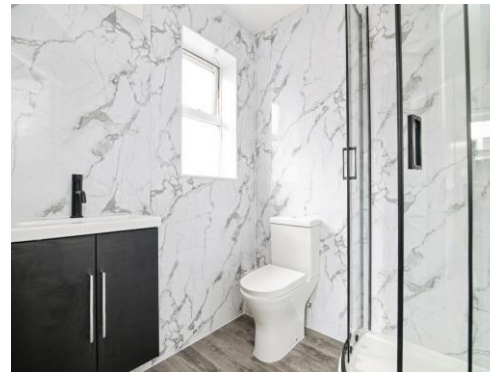
Fitted panel bath, wash hand basin, low level WC and double glazed window to the side.

Rear Garden

Slabbed patio area to the front and an artificial lawn.

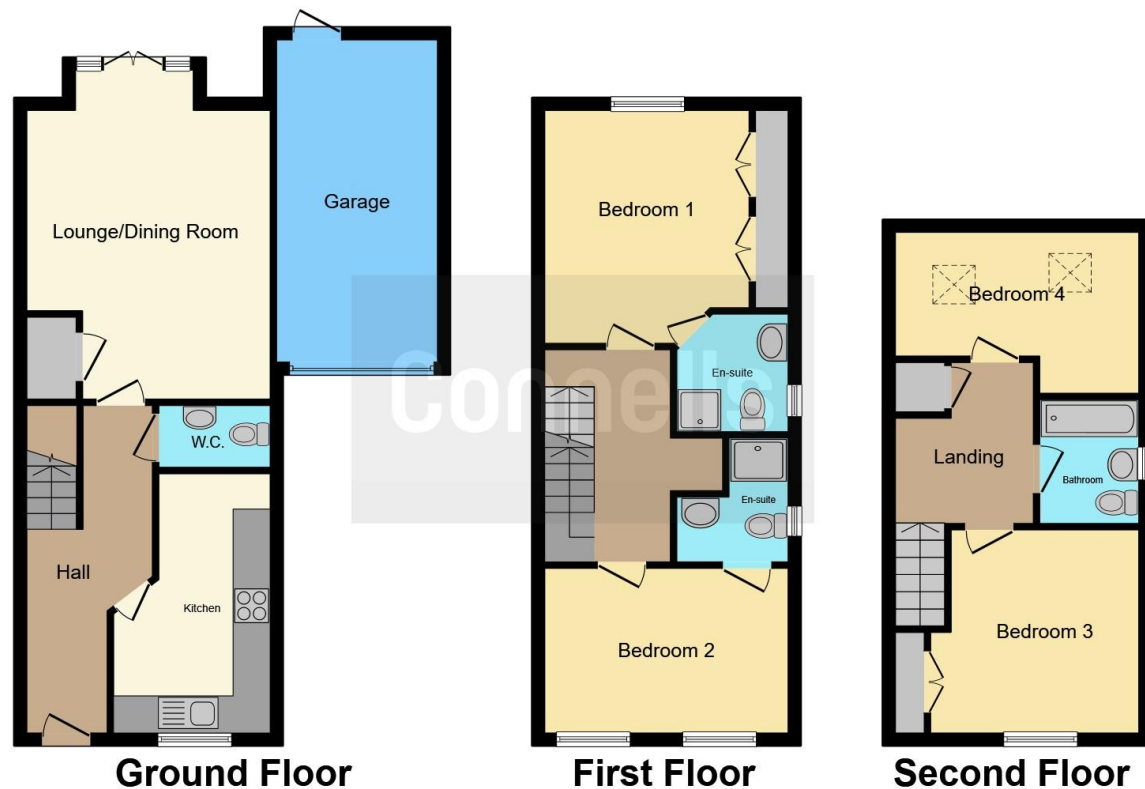
Garage

Up and over door to the front and a double glazed door 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

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: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310636



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: WBW310636 - 0005