



Connells

Church Lane
West Bromwich



Property Description

Located at the heart of a residential area estate known as Hill Top is this beautifully presented town house is situated within a quiet residential location and being within walking distance to the High Street with an array of shops and amenities. You have the benefit of being walking distance to Sandwell & General and Black Lake Tram Stop. The property benefits from being with the catchment for All Saints & George Salter.

This spacious family home offers great living accommodation having a lounge diner to the rear, kitchen with some integrated appliances, three generously sized bedrooms, family bathroom, en suite and walk in wardrobes to the master, garage and two parking spaces included.

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Frontage

Set back from the road side having a graveled frontage and a path providing access to the property via a door into the entrance hall.

Entrance Hall

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

Wc

Having a double glazed window to the front,

WC, wash hand basin, tiling and a central heated radiator.

Kitchen

10' 8" x 6' 2" (3.25m x 1.88m)

Modern fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, integrated oven and hob, fridge freezer, space and plumbing point for washing machine, central heated radiator, spotlights to the ceiling and a double glazed window to the front.

Lounge

16' 3" x 13' 3" (4.95m x 4.04m)

Electric fire and feature surround, double glazed french doors and windows to the rear, storage cupboard and a central heated radiator.

First Floor Landing

Stairs from the entrance hall and doors to bedrooms two, three and bathroom.

Bedroom Two

12' x 10' (3.66m x 3.05m)

Double glazed window to the rear, a central heated radiator and fitted wardrobes.

Bedroom Three

12' x 10' (3.66m x 3.05m)

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

Bathroom

Fitted bathroom suite comprising of a fitted panel bath with shower over, wash hand basin and WC vanity unit, tiling to splashprone areas and a chrome heated towel rail.

Second Floor Landing

stairs from the first floor landing and doors to bedroom one.

Bedroom One

12' 4" x 10' 1" (3.76m x 3.07m)

Double glazed window to the front, a central heated radiator, access to a dressing room with fitted units and door to the ensuite.

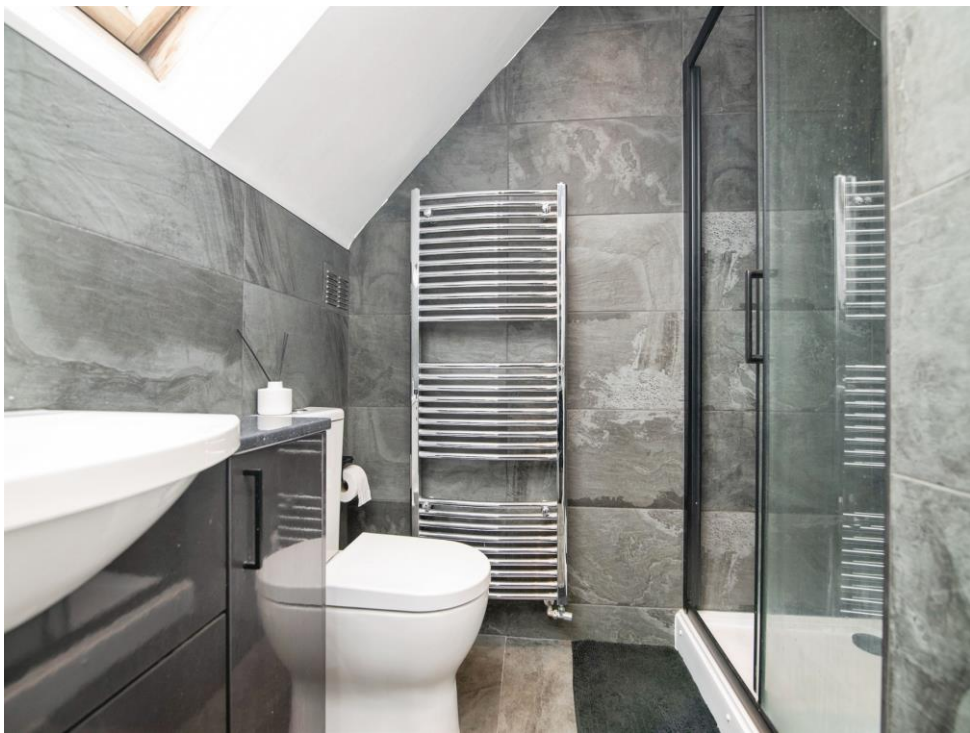
En Suite

Having a double glazed window to the rear, fitted shower cubicle, wash hand basin vanity unit, low level WC, tiling throughout and a chrome heated towel rail.

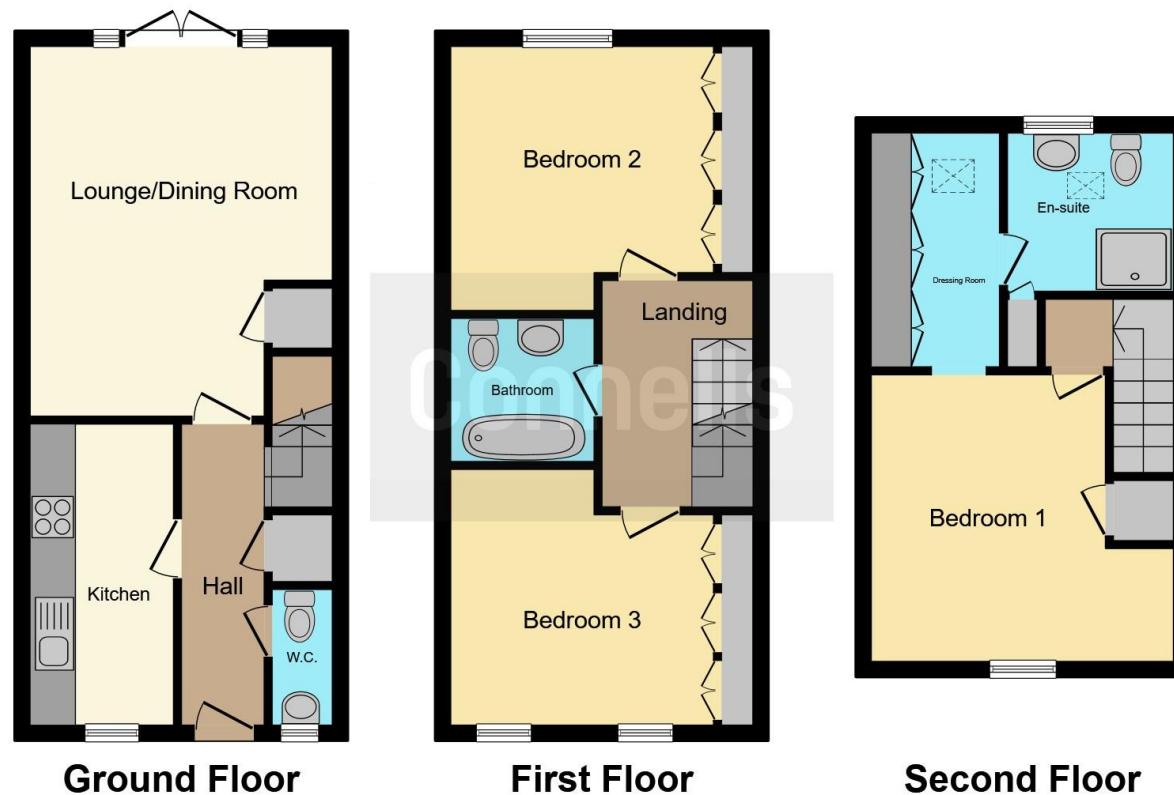
Rear Garden

Slabbed and decked patio areas and an matricidal lawn to the centre.









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: C

Tenure: Freehold

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