



Connells

Ardav Road
West Bromwich

Ardav Road West Bromwich B70 0QU

for sale offers over
£250,000



Property Description

This beautifully presented family home is set within a quiet residential location. Ardav Road is within the heart of West Bromwich and benefits from having major bus links on Hill Top as well as being walking distance to the local tram stop Black Lake. 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 a drop curb giving access to off road parking to the front and access to the front entrance porch. On the ground floor you have a kitchen and a lounge diner to the rear. The first floor offers three spacious bedrooms with a family bathroom. To the rear you have the benefit of a low maintenance space big enough for the family.

CALL TO VIEW NOW!

On Approach

Driveway providing ample off road parking, side gate giving access to the rear and entrance into the property via the entrance porch.

Entrance Porch

Composite door to the front, double glazed window to the front, tiled flooring and a door to the entrance hall.

Entrance Hall

Double glazed door to entrance porch, laminate flooring, stairs to the first floor and door to the lounge.

Lounge

15' 5" x 13' 1" (4.70m x 3.99m)

Having a double glazed window to the front, central heated radiator, fire set in a feature surround, laminate flooring and double doors to the dining room.

Kitchen

9' 2" x 7' 3" (2.79m x 2.21m)

Fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, space and plumbing for washing machine, integrated oven and hob, pantry, double glazed window to the rear and composite door to the rear garden.

Dining Room

9' 2" x 8' 10" (2.79m x 2.69m)

Having a double glazed window to the rear, central heated radiator, laminate flooring and door to the kitchen.

First Floor Landing

Stairs from the entrance hall, access to boarded loft space via a fitted ladder, lighting to loft space and doors to;

Bedroom One

13' x 10' 1" (3.96m x 3.07m)

Double glazed window to the rear and central

heated radiator.

Bedroom Two

12' 2" x 8' 2" (3.71m x 2.49m)

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

Bedroom Three

9' 2" x 7' 3" (2.79m x 2.21m)

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

Bathroom

Fitted bathroom suite comprising of a fitted panel bath with shower over, part tiled, wash hand basin, WC, chrome heated towel rail and a double glazed window to the rear.

Rear Garden

Slabbed patio areas to the front, side gate, grass lawn to the rear, outside tap, outside electric sockets and security lighting.

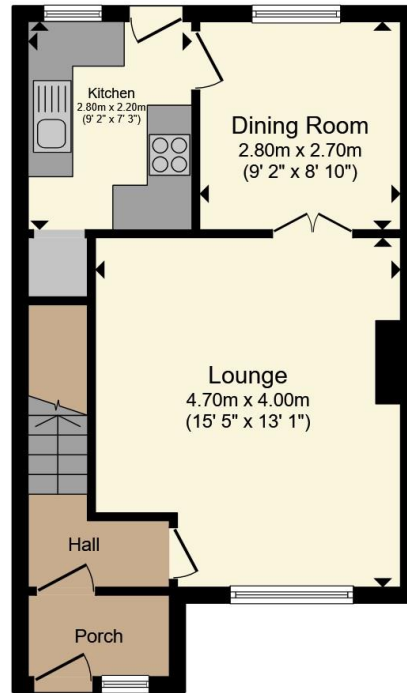
Garage En Bloc

In a separate block accessed via and up and over door.

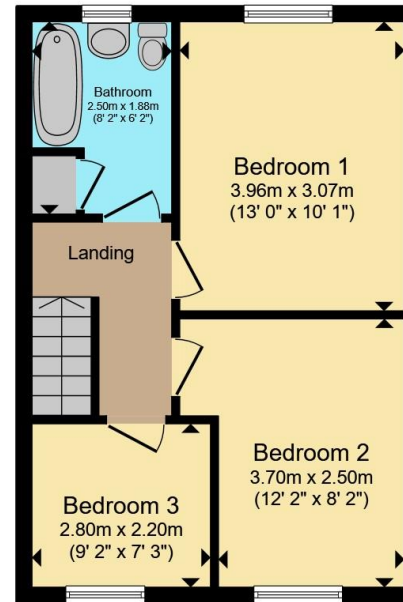








Ground Floor



First Floor

Total floor area 78.3 m² (843 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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EPC Rating: Council Tax
Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311092



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