



Connells

Hall Green Road
West Bromwich



Property Description

This beautifully presented semi-detached family home is nestled in between West Bromwich and Wednesbury town centres and benefits from having an array of shops and amenities close by. The property makes the perfect family home as its falls within the catchment for Wodensborough High, Moorlands and Hall Green Primary School. You have major bus links within walking distance along with Wednesbury Tram Stop giving you access to both Wolverhampton City Centre and Birmingham City Centre.

The property briefly comprises of sitting room, extended kitchen diner, downstairs bedroom with ensuite, downstairs w,c, a large family rear garden, driveway, three generously sized bedrooms, a family bathroom to the first floor.

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Entrance Hall

Double glazed door to the front, central heated radiator. stairs to first floor landing, understairs storage, door to WC, lounge, kitchen/diner and study.

Lounge

11' 4" x 10' 4" (3.45m x 3.15m)

Double glazed window to the front, radiator, TV and telephone points.

Wc

Low level WC and wash hand basin.

Study

6' 1" x 11' 10" (1.85m x 3.61m)

Double glazed window to the front, central heated radiator and door to shower room.

Kitchen/Diner

21' 5" x 23' 11" (6.53m x 7.29m)

Open place kitchen diner, fitted kitchen composing of a range of wall and base units with work surfaces over, splash back tiling integrated double electric oven, electric hob with cooker hood over, integral appliances, two central heated radiators, island with sink and breakfast bar seating, three skylight windows to the ceiling, electric fire, double glazed window and patio doors to the rear.

First Floor Landing

Stairs from entrance hall, double glazed window to the side and doors to;

Bedroom One

11' 8" x 8' 2" (3.56m x 2.49m)

Double glazed window to the rear, built in wardrobes and central heated radiator.

Bedroom Two

10' 5" x 10' 3" (3.17m x 3.12m)

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

Bedroom Three

6' 11" x 6' 11" (2.11m x 2.11m)

Double glazed window to the front and central heated radiator.

Bathroom

Double glazed window to the rear, part tiled, fitted shower cubicle, wall mounted wash hand basin and low level WC.

Rear Garden

Slabbed patio area to the front, grass lawn to the centre housing garden shed and gravelled area 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

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EPC Rating: Awaited

Tenure: Freehold

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