



David Harman Drive, West Bromwich, B71 3RH

Offers Over £280,000

West Bromwich

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Paul Carr Estate Agents present a chain free contemporary executive style residence. Situated in a popular residential cul-de-sac while positioned within a modern sought after estate.

Spacious and well appointed over three versatile floors this modern family home offers excellent living/dining options complemented by comfortable bedroom accommodation throughout and a garage conversion offering versatile use.

The property benefits from a generous Jack & Jill bathroom suite servicing the two main bedrooms while also providing a good size breakfast kitchen having an additional shower room, separate utility and guest cloakroom through to a large conservatory plus ample size rear garden setting giving families excellent all-round flexibility.

The property has 2 car parking spaces.

Convenient to local amenities with great transport links and good local schools nearby this property is certainly worthy of an early internal viewing!





Property Specification

CHAIN FREE
IMPRESSIONS THREE-STOREY EXECUTIVE RESIDENCE
FRONT OFF-ROAD PARKING
THREE WASHROOMS
CONVERTED GARAGE

Additional living space
16' 4" x 7' 8" (4.97m x 2.33m)

Bedroom 3 9' 5" x 8' 3" (2.88m x 2.51m)

Utility 9' 6" x 6' 0" (2.89m x 1.84m)

Shower Room 6' 8" x 5' 6" (2.02m x 1.68m)

Conservatory 12' 6" x 10' 11" (3.81m x 3.34m)

Kitchen/Breakfast Room
9' 5" x 14' 7" (2.87m x 4.45m)

Living Room 13' 2" x 14' 7" (4.02m x 4.44m)

Shower Room 6' 8" x 5' 6" (2.02m x 1.68m)

Bedroom 2 12' 8" x 14' 8" (3.86m x 4.46m)

Jack and Jill En-suite
10' 7" x 5' 8" (3.22m x 1.72m)

Bedroom 1 10' 6" x 14' 7" (3.21m x 4.45m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 17th December 2025

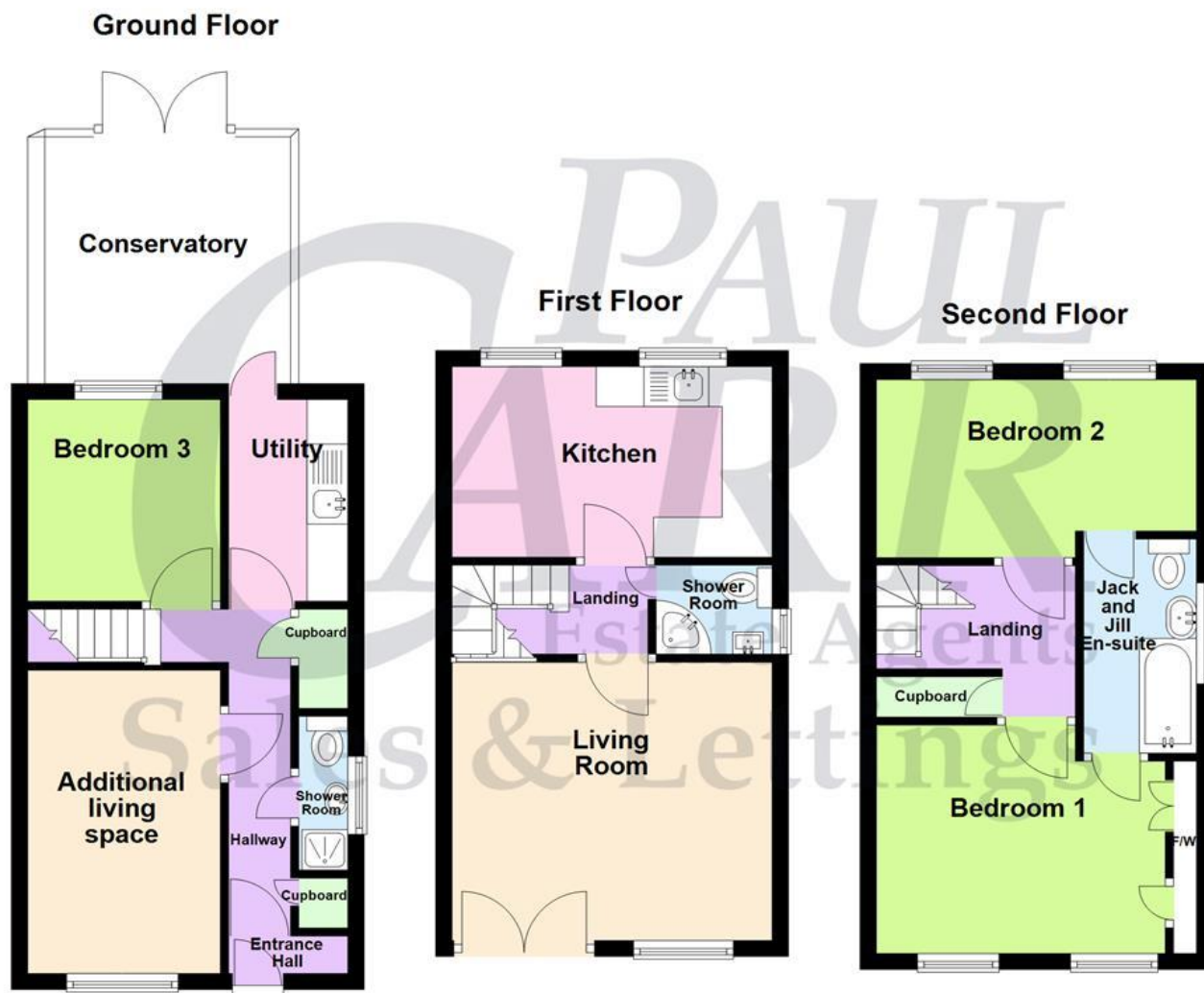
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Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: C
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

