



**Connells**

Cottesmore Close  
West Bromwich



## Property Description

This stunning detached family home is set within a sought after residential location. Cottesmore Close 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. As you approach you are welcomed by an entrance all giving access to the ground floor. The kitchen is situated to the front of the property and benefits from having some integral appliances and plenty of wall and base units for storage. The lounge to the rear offers an open plan style with a built bar area, access to the down stairs W.C., separate dining room and conservatory overlooking the beautifully presented and well maintained rear garden. To the first floor you have four generously sized bedrooms with an ensuite to master, separate family bathroom and access to the loft for storage. The rear garden offers a tranquil and relaxing outside space with a large lawn area, borders with a mixture of mature plants and shrubs.

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

## Approach

The property is approached via drop curb giving access to ample off road parking, the integral garage and access to the front entrance hall.

## Entrance Hall

With door to the front, kitchen, living room and stairs rising to the first floor.

## Kitchen

11' 10" x 9' 11" ( 3.61m x 3.02m )

A modern fitted kitchen with a range of wall and base units with inset sink drainer, some integrated appliances, double glazed window to the front and a radiator.

## Lounge

17' 3" max x 13' 10" max ( 5.26m max x 4.22m max )

A large and spacious lounge with access to the built in bar, downstairs w.c., dining room, conservatory, tv and tel points along with a fire place and radiators.

## Dining Room

12' 5" x 9' 8" ( 3.78m x 2.95m )

Accessed from the lounge, double glazed window to the rear and a radiator.

## Conservatory

12' x 9' 8" ( 3.66m x 2.95m )

With double glazed doors and windows opening to the rear garden and access from the lounge.

## Landing

Stairs rising from the hallway and access to all four bedrooms and the bathroom.

## Bedroom One

14' 8" x 13' 1" ( 4.47m x 3.99m )

With a double glazed window to the rear, fitted wardrobes, radiator and access to the en suite.

## En Suite

A fitted suite to comprise of shower cubicle, w.c and wash hand basin.

## Bedroom Two

15' 7" x 13' 1" ( 4.75m x 3.99m )

With a double glazed window to the front, fitted wardrobes and a radiator.

## Bedroom Three

11' 10" x 10' 1" ( 3.61m x 3.07m )

With a double glazed window to the rear and a radiator.

## Bedroom Four

11' 9" x 11' 6" ( 3.58m x 3.51m )

With a double glazed window to the front, built in wardrobes, radiator and a separate sink.

## Bathroom

A bathroom suite to comprise of bath with mixer taps, shower cubicle, wash hand basin, low level w.c, tiled finish and radiator.

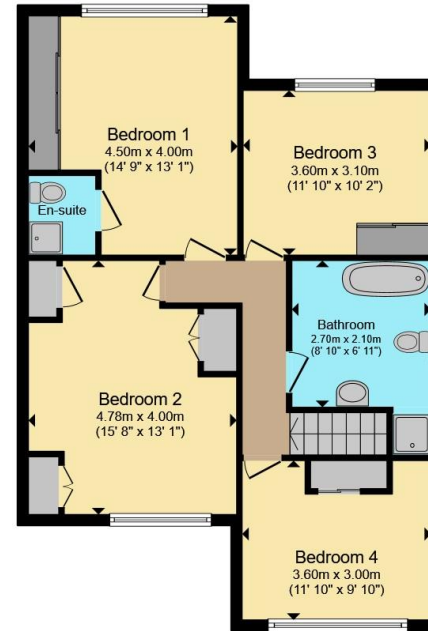
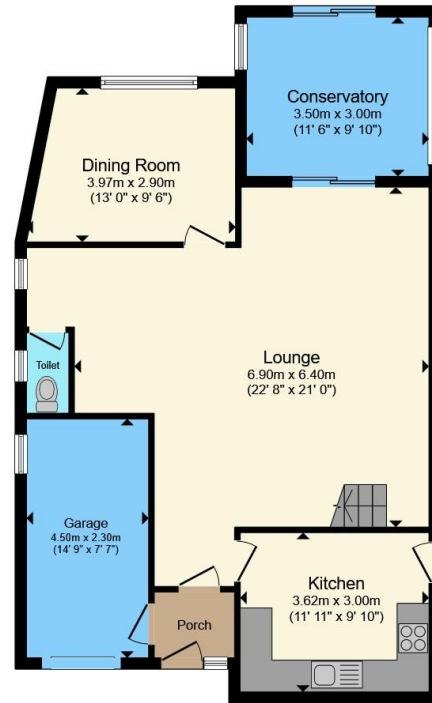
## Rear Garden

A large family sized rear garden with a slabbed patio area, lawn and borders with mature plants and shrubs.









**Ground Floor**

**First Floor**

Total floor area 160.2 m<sup>2</sup> (1,724 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 0121 525 1177**

**E [westbromwich@connells.co.uk](mailto:westbromwich@connells.co.uk)**

3 Astle Park  
WEST BROMWICH B70 8NS

EPC Rating: Council Tax  
Awaited Band: E

Tenure: Freehold

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