



Connells

Hawkins Street
West Bromwich



Property Description

This beautifully presented family home is set within a quiet residential location. Hawkins Street 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 and garage to the front and access to the front entrance porch. On the ground floor you have a modern fitted kitchen diner, a shower room and a through lounge. 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.

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Approach

The property is approached via drop curb giving access to off road parking with a garage and steps up to front entrance porch.

Porch

A double glazed porch with access to the entrance hall.

Lounge

28' 6" x 10' 9" Max (8.69m x 3.28m Max)

With a double glazed door to the front and rear, fitted fire place, tv point, telephone point and a radiator.

Kitchen Diner

15' x 11' 9" (4.57m x 3.58m)

With a range of wall and base units, inset sink drainer, gas hob, electric over, plumbing points, double glazed window to the rear, door rear and access to the downstairs shower room.

Downstairs Shower Room

With a shower cubicle, low level W.C, wash hand basin and a radiator.

Landing

With access from the hallway and doors leading to all three bedrooms and the bathroom.

Bedroom One

15' 1" x 9' 3" (4.60m x 2.82m)

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

Bedroom Two

13' x 8' 9" (3.96m x 2.67m)

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

Bedroom Three

7' 8" x 7' 1" (2.34m x 2.16m)

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

Bathroom

A bathroom suite to comprise of bath and shower over, low level w.c, wash hand basin, double glazed window to the rear and a radiator.

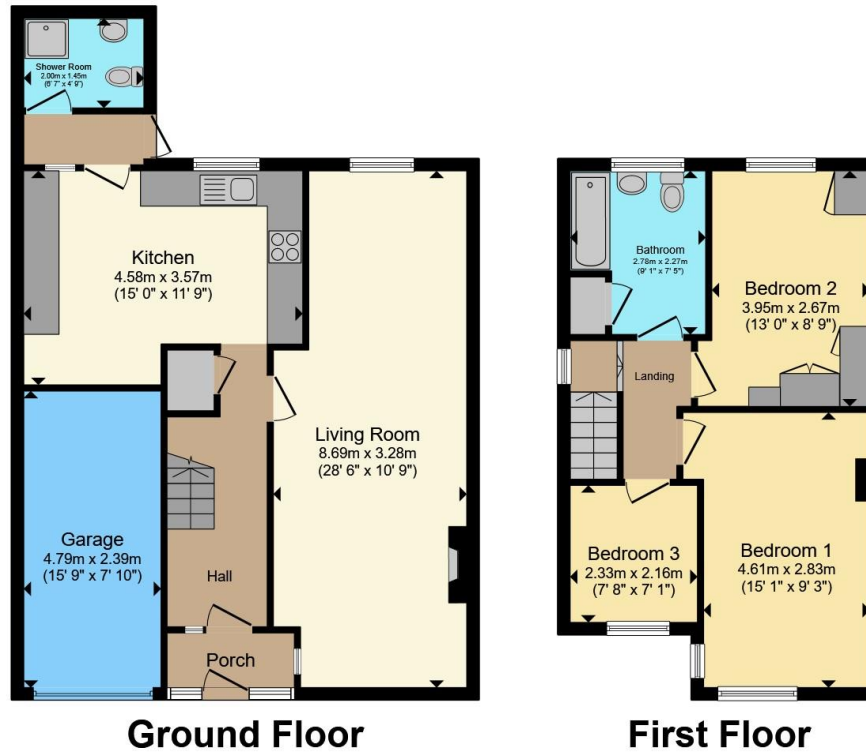
Rear Garden

A low maintenance rear garden space big enough for a family. With a lawn and a patio area.









Total floor area 113.2 m² (1,219 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: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311061



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