



Connells

Millfields Road
West Bromwich



Property Description

This beautifully presented family home is situated within a quiet residential location with easy access to both local shops and amenities. Millfields Road is close to Hydes Road giving you plenty of shops and supermarkets as well as major bus links to both West Bromwich and Wednesbury. The property is also within the catchment for Hall Green Primary School.

The property is approached via drop curb giving you access to off road parking and to the rear garden. The ground floor has a spacious through lounge with a separate kitchen diner and access to the well maintained rear garden. The first floor offers three spacious bedrooms and a modern fitted bathroom.

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Frontage

Set back from the roadside, the property features a slabbed driveway, a well-kept lawn, and gated side access. Entry to the home is via a double-glazed door that opens into the porch.

Entrance Porch

The entrance porch features a double-glazed window to the front with additional double-glazed windows to the front and side, and a door leading through to the entrance hallway.

Entrance Hall

Double glazed door to the front, storage cupboard, stairs to the first floor and doors to the kitchen/diner and lounge.

Kitchen/Diner

Fully fitted kitchen comprising a range of wall and base units with work surfaces over, stainless steel sink and drainer, splash-back tiling, space and plumbing for a washing machine, cooker point, and space for a freestanding fridge-freezer. The kitchen also houses the wall-mounted boiler and benefits from a double-glazed window to the rear, a door leading out to the rear garden, and an internal door to the WC.

Wc

Low level WC and wash hand basin.

Lounge

Featuring a double-glazed window to the front, a gas fire set within a brick-effect feature surround, a central-heated radiator, and patio doors leading through to the conservatory

Conservatory

UPVC construction featuring double-glazed windows to the rear and sides, along with a double-glazed door providing access out into the garden.

First Floor Landing

Stairs from the entrance hall, storage cupboard and doors to;

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Shower Room

Featuring a double-glazed window to the rear, the shower room comprises a fitted shower, wash-hand basin, WC, and partial tiling to the walls.

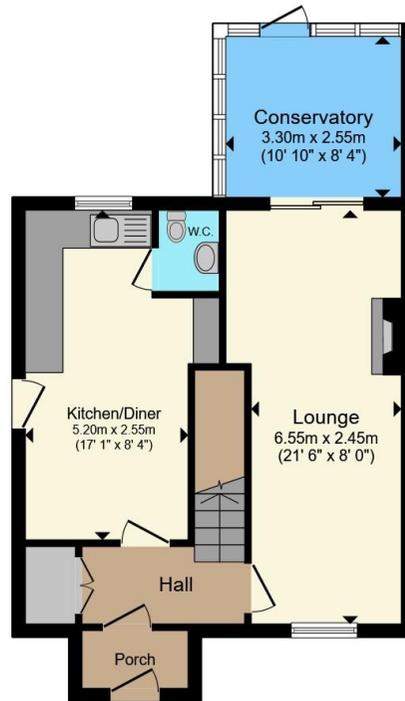
Rear Garden

Slabbed patio area to the front, with a grass lawn to the rear separated by a slabbed pathway. The garden also benefits from a garden shed to the rear and side-gated access providing entry to the front.

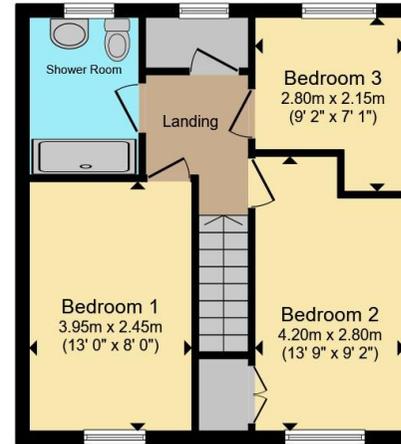








Ground Floor



First Floor

Total floor area 87.9 m² (946 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



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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

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