



Connells

Beverley Road
West Bromwich



Property Description

This semi-detached offers the perfect opportunity for your next family home. Set in a sought after location, this one will not be available for long. The property benefits from being within walking distance to major bus links and easy access to the Newton Road to Great Barr. The new square shopping centre offers an array of shops and amenities along with being close to the Sandwell & General Hospital as well as being within the catchment for Hall Green Primary School.

The property has been well maintained over the years. As you approach the property you have the space for multiple vehicles, steps up to the front entrance and then leading through to the hallway. The front offers a spacious living room, kitchen diner with utility room to the rear, additional conservatory with access to the well maintained rear garden. To the first floor you have three spacious bedrooms and a family bathroom.

CALL NOW TO ARRANGE YOUR VIEWINGS!

On Approach

Set back from the roadside, the property features a graveled driveway. A block-paved pathway along the side elevation leads to a double-glazed side door, providing access into the entrance hallway. The property also benefits from a side gate offering convenient access to the rear. An EV charging point is installed to the front of the property, adding further practicality for modern living.

Entrance Hall

A double-glazed side door opens into the hallway, which features a useful coat-hanging area with a fitted fan heater. From here, a staircase rises to the first floor, and a further door provides access to the lounge.

Lounge

Double-glazed bay window to the front, central heating radiator, TV and internet points, and fitted air-conditioning unit.

Kitchen/Diner

Irregular Shaped Room x (x)

The fully fitted kitchen offers a comprehensive range of wall and base units with work surfaces over, incorporating a sink and drainer and complementary splashback tiling. There is space and plumbing for a washing machine, an integrated fridge, space for a cooker, and a fitted cooker hood. Additional features include a vertical designer panel radiator and ceiling spotlights. Double-glazed windows to the side and rear provide plenty of natural light, and a door leads through to the conservatory.

A further internal door opens to a useful understairs storage cupboard, which also houses the Worcester Bosch combination boiler.

Conservatory

UPVC-constructed conservatory featuring double-glazed windows, French doors opening out to the rear garden, and a door

leading to the WC/utility room. The room also benefits from underfloor heating.

Wc/Utility

Double-glazed window to the side, wash hand basin, WC, washing machine point, and underfloor heating

First Floor Landing

Stairs rising from the entrance hallway, central heating radiator, double-glazed window to the side, and doors leading to the bedrooms and family bathroom

Bedroom One

Double glazed window to the front, central heated radiator, fitted wardrobe and fitted wall mounted air conditioning unit.

Bedroom Two

Double-glazed window to the rear, accompanied by a central heating radiator and a fitted wall-mounted air-conditioning unit for year-round comfort. A loft hatch with folding wooden steps provides easy access to the loft area.

Bedroom Three

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

Family Bathroom

Modern bathroom with paneled bath and

shower over, wash hand basin, closed coupled WC, heated towel rail, part-tiled walls, and a rear double-glazed window.

Loft Space

The loft is well insulated and features a boarded floor, providing excellent additional storage space. A radiator, Velux-style roof light, and ceiling light are all fitted, enhancing practicality and comfort within the loft area

Outbuilding

Positioned at the bottom of the garden, the outbuilding is accessed via a double-glazed entrance door and offers a versatile space suitable for a variety of uses. It is fully equipped with power and lighting, making it ideal for storage, a workshop, hobby room, or potential home office

Rear Garden

The tiered rear garden is arranged over three levels. The top tier features a decked patio area, ideal for outdoor seating. Steps lead down to the middle tier, which offers a second decked patio area, providing additional space complete with a stone fire pit area for relaxation or entertaining. Further steps descend to the bottom tier, which benefits from both paved and lawned sections, creating a versatile and enjoyable outdoor space. Additional features include multiple power sockets throughout the garden, along with feature lighting and floodlights.

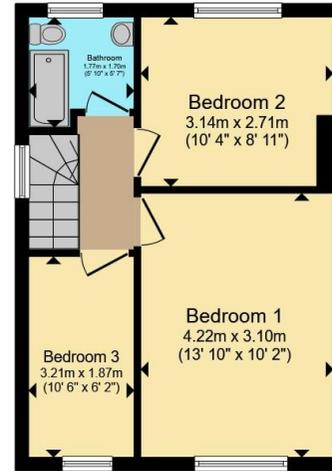








Ground Floor



First Floor

Total floor area 83.7 m² (901 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: C Council Tax
Band: B

Tenure: Freehold

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