



**Connells**

Hopkins Drive  
West Bromwich



## Property Description

This very well presented detached family home is set within a sought after residential location. Hopkins Drive 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 hall giving access to the ground floor. The kitchen is situated to the rear of the property and benefits from having some integral appliances and plenty of wall and base units for storage. The lounge is front to back giving enough space for both living and dining. To the first floor you have three generously sized bedrooms with family bathroom and access to the loft for storage. The rear garden offers a tranquil and relaxing outside space with a lawn area, borders with a mixture of mature plants and shrubs. POTENTIAL TO EXTEND STP!

CALL NOW TO VIEW THIS NO UPWARD CHAIN PROPERTY!

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 off road parking and the

garage.

## Entrance Porch

Door to front, door leading to the entrance hall.

## Hallway

With door to the front, lounge and kitchen with stairs rising to the landing.

## Lounge

23' 7" x 14' 9" ( 7.19m x 4.50m )

With a double glazed window to the front and rear, fire place, radiators, tv and tel points.

## Kitchen

9' 9" x 7' 1" ( 2.97m x 2.16m )

With a range of wall and base units with inset sink drainer, plumbing, fitted oven and hob, boiler and door leading to the garage.

## Garage

21' 4" x 16' 5" ( 6.50m x 5.00m )

With an up and over garage door to the front, plumbing, electrics and door leading to the garden.

## Landing

With stairs leading to the landing, access to all the bedrooms and bathroom.

### **Bedroom One**

12' 8" x 12' 5" ( 3.86m x 3.78m )

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

### **Bedroom Two**

12' 1" x 11' 5" ( 3.68m x 3.48m )

Double glazed window to the rear and a radiator.

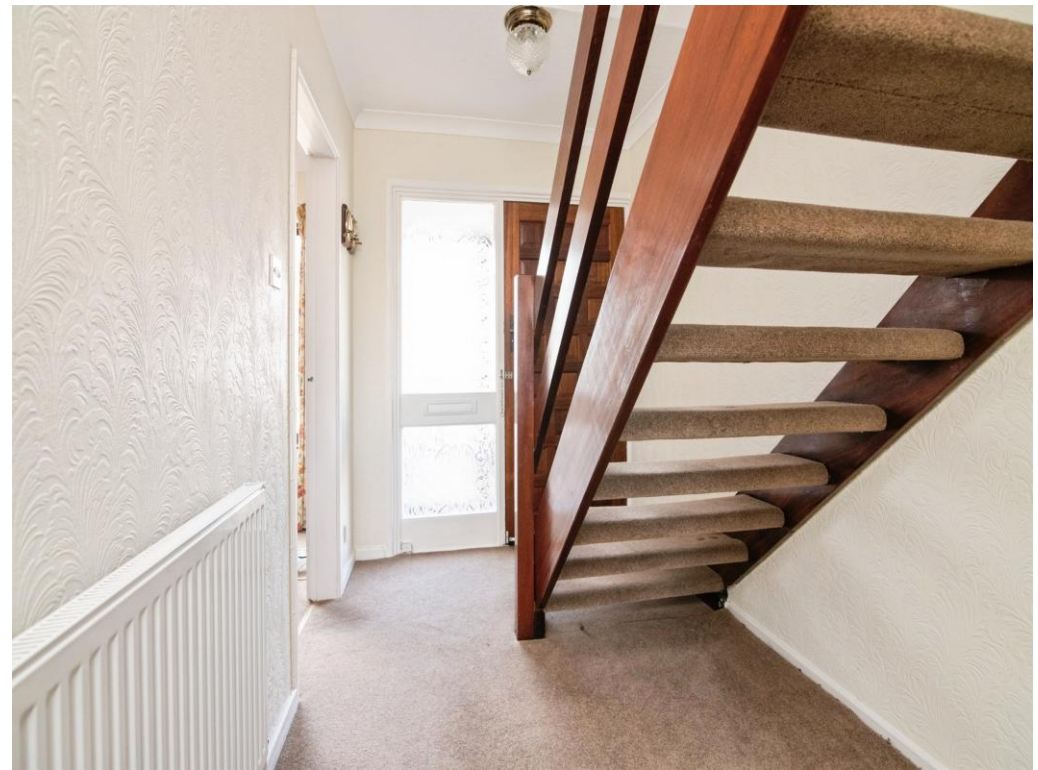
### **Bedroom Three**

9' 1" x 7' 10" ( 2.77m x 2.39m )

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

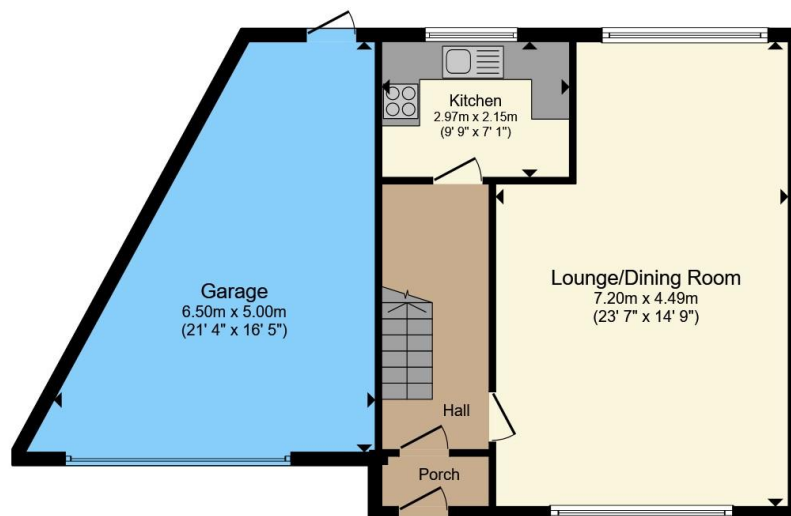
### **Rear Garden**

With a low maintenance rear garden with lawn and shrubs.

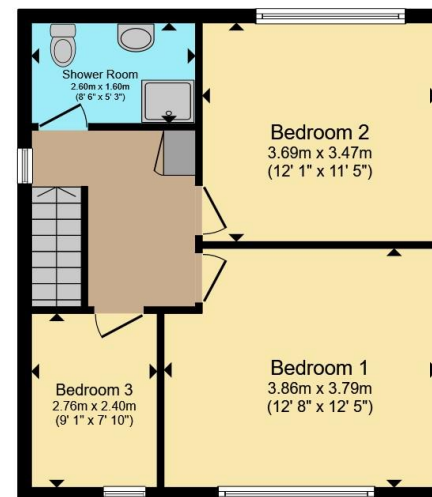








**Ground Floor**



**First Floor**

Total floor area 119.8 m<sup>2</sup> (1,289 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)



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: D Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBW311227](http://connells.co.uk/Property/WBW311227)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WBW311227 - 0004