



Connells

Church Lane
West Bromwich



Property Description

Located at the heart of a residential area estate known as Hill Top is this beautifully presented town house is situated within a quiet residential location and being within walking distance to the High Street with an array of shops and amenities. You have the benefit of being walking distance to Sandwell & General and Black Lake Tram Stop. The property benefits from being with the catchment for All Saints & George Salter.

This spacious family home offers great living accommodation having two reception rooms, extended kitchen diner with some integrated appliances, three generously sized bedrooms, family bathroom, off road parking, garage and a large rear garden.

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On Approach

Set back from the roadside, the property enjoys a low-maintenance frontage with a driveway providing off-road parking, complemented by a decorative gravelled garden with attractive flower beds.

Entrance Porch

Featuring a double glazed door and windows to the front and door to the entrance hall.

Entrance Hall

Stairs rising to the first floor landing, understairs storage cupboard and doors leading to reception rooms, kitchen and lean to.

Dining Room

Featuring a double glazed bay window to the front elevation, a central heating radiator and a gas fire set within a decorative feature fireplace.

Lounge

Featuring a gas fire set within a feature fire place and patio doors to the rear.

Kitchen

Fitted with a range of matching wall and base units incorporating complementary work surfaces, a stainless steel sink with drainer and tiled splashbacks. The kitchen benefits from an integrated oven with four-ring gas hob and extractor hood over, together with space and plumbing for additional appliances and double glazed window to the rear. Opening into a spacious dining area, there is ample room for a family dining table and chairs. The dining area further benefits from double glazed patio doors providing access to the rear garden.

Lean To

Featuring a double glazed door to the front and door to the WC.

Wc

WC

First Floor Landing

Stairs from the entrance hall, double glazed window to the side and doors to;

Bedroom One

Featuring two double glazed windows to the rear, central heated radiator and fitted wardrobes.

Bedroom Two

Featuring a double glazed bay window to the front and a central heated radiator.

Bedroom Three

Featuring a double glazed window to the front.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with shower over and glazed shower screen, wash hand basin set within a vanity unit and a low-level WC. Complemented by tiled walls and a double glazed window to the rear.

Rear Garden

The property enjoys a beautifully maintained and mature rear garden, offering a colourful and private outdoor space. Designed with a variety of paved pathways, lawned areas and well-stocked flower and shrub borders.

Decorative archways and seating areas create attractive focal points throughout, while the generous plot provides ample space for outdoor relaxation and gardening enthusiasts alike. Enclosed by mature hedging and fencing, the garden offers a high degree of privacy.

Agents Note

There is a easement on the title, please enquire with the branch.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.









Total floor area 92.9 m² (1,000 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

Connells

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/WBW311524



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