



Connells

Belvedere Close
West Bromwich

Belvedere Close West Bromwich B71 4AD

for sale offers in excess of
£625,000



Property Description

This beautifully present family home is located on one of the most sought after residential roads within West Bromwich. Belvedere Close is accessible via Dagger Lane and is just a stones throw away from the entrance of Sandwell Valley. This means you have the best of both worlds from open green spaces on your doorstep, to major bus, train and tram links all within walking distance. The popular and vibrant New Square shopping centre provides all of your shopping needs along with family run businesses on the High Street. Sandwell & General hospital along with Eaton Valley Primary School are both within walking distance so look no further!

As you enter the property you are welcomed by a spacious and light entrance hall with access to the lounge a downstairs W.C, an office space and the kitchen diner. The kitchen itself offers fitted appliances, lots of storage space and a recently installed fixed dining/seating perfect for family meals and parties. To the front of the property you have what's currently used as an office, however this can be changed to a snug, games room, nursery etc. To the rear you have the lounge with the addition of an orangery. This rooms offers bi-folding doors on both side giving access to the stunning views over the green belt fields to the rear. The first floor offers four spacious bedrooms, en suite to the master and a modern bathroom suite.

CALL US NOW TO ARRANGE YOUR VIEWINGS!

On Approach

The property features a block-paved frontage providing ample off-road parking and access to the garage. Entry is gained via a double-glazed door leading into the welcoming entrance hall.

Entrance Hallway

Entry is via a double-glazed door to the front, opening into the entrance hallway. The hallway features a centrally heated radiator, a useful understairs storage cupboard, staircase leading upto the first floor landing, and doors providing access to the WC, study, lounge, and spacious kitchen/diner.

Wc

The guest WC is fitted with a low-level WC and wash hand basin with splashback tiling, and further benefits from an extractor fan and a centrally heated radiator.

Study

11' 11" x 8' 5" (3.63m x 2.57m)

Featuring a double glazed window to the front, this well-designed study benefits from fitted furniture including a desk, storage cupboards, drawers and shelving.

Lounge

15' 5" x 12' (4.70m x 3.66m)

The room features a contemporary fireplace with inset electric fire, a centrally heated radiator and bi-folding doors leading to the orangery/family room.

Orangery/Family Room

22' 7" x 14' 3" (6.88m x 4.34m)

Featuring full-width bi-fold doors, tiled flooring with underfloor heating, a TV point, and spotlighting.

Kitchen/Diner

23' 11" x 10' 7" (7.29m x 3.23m)

A well-appointed kitchen fitted with a range of high-gloss wall and base units with complementary work surfaces over. The kitchen further benefits from a stainless steel sink with drainer, integrated appliances, tiled flooring, spotlighting, and a centrally heated radiator. Double-glazed windows to both the front and rear with a door leading through to the utility room.

Utility Room

Featuring a range of fitted wall and base units with complementary work surfaces over, a stainless steel sink with drainer, a plumbing point for appliances, wall mounted boiler and a double-glazed door providing access to the rear garden.

First Floor Landing

Stairs rise from the entrance hall to the first-floor landing, which benefits from a useful storage cupboard and provides access to the bedrooms and the family bathroom.

Bedroom One

13' 9" x 12' 3" (4.19m x 3.73m)

Featuring a double-glazed window to the front, built-in wardrobes, and a centrally heated radiator.

En Suite

A modern shower room comprising a walk-in shower enclosure with glazed screen, pedestal wash hand basin, and low-level WC, tiling spotlighting, and a double-glazed window to the front.

Bedroom Two

14' 3" max x 13' 5" (4.34m max x 4.09m)

Featuring a double glazed window to the front, centrally heated radiator and fitted wardrobes.

Bedroom Three

12' 2" x 9' 10" (3.71m x 3.00m)

Featuring a double glazed window to the rear and a centrally heated radiator.

Bedroom Four

8' 9" x 8' 2" (2.67m x 2.49m)

Featuring a double glazed window to the rear and a centrally heated radiator.

Family Bathroom

Modern fitted bathroom suite comprising a panelled bath with shower over and glazed screen, pedestal wash hand basin, and low-level WC, tiling to walls and floor, a chrome heated towel rail, and a double-glazed window to the rear.

Loft Space

Partially boarded with lighting.

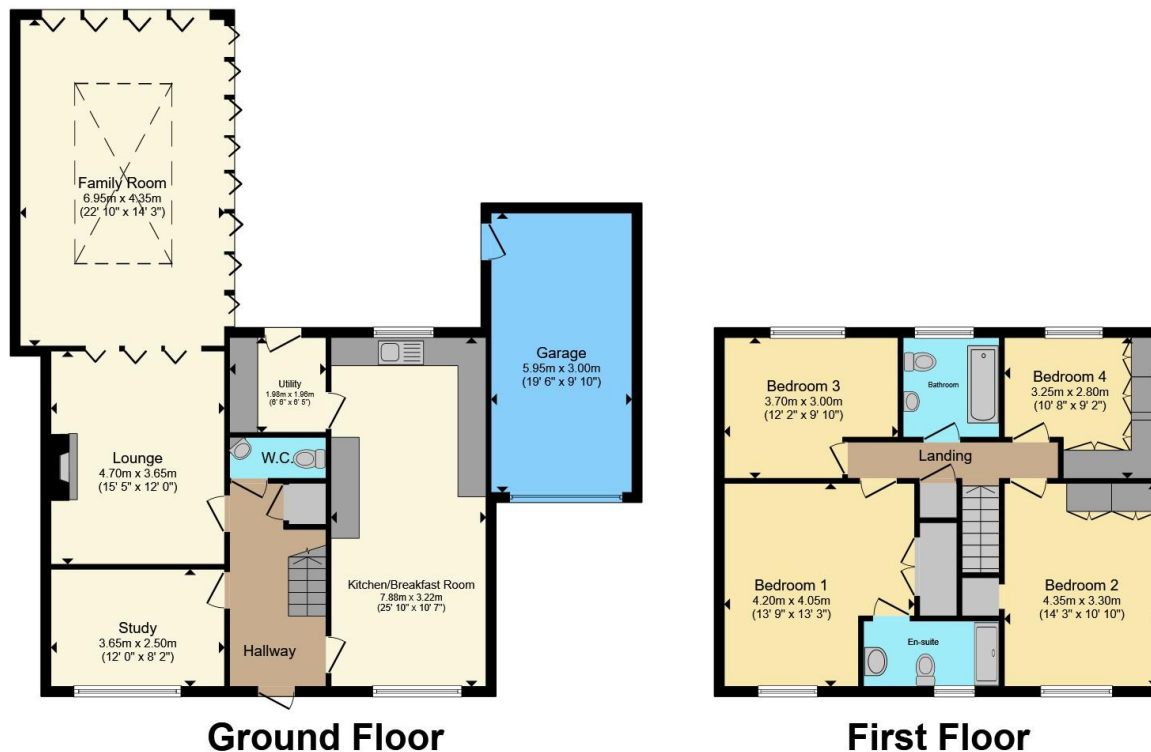
Garage

10' 0" x 11' 0" (3.05m x 3.35m)









Total floor area 185.2 m² (1,993 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: B Council Tax
 Band: E

Tenure: Freehold

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