for sale

£300,000 Freehold

Paul Dubberley



Hawkins Street West Bromwich B70 0QS

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Property Description

Located within a popular residential area of West Bromwich, this impressive three-bedroom semi-detached home offers spacious and versatile accommodation, perfect for modern family living. Boasting a large through lounge, well-proportioned bedrooms and a welcoming layout throughout, this home provides the ideal balance of comfort and practicality.

The property enjoys a private rear garden, creating the perfect space for entertaining guests, relaxing with family, or enjoying summer evenings outdoors. Ideally positioned close to local schools, amenities and excellent transport links, this fantastic home presents an outstanding opportunity for first-time buyers and growing families.

Early viewing is highly recommended to appreciate the space, potential and lifestyle this wonderful property has to offer.

Front

Having a driveway with further access into the garage, pathway leading to the entrance porch, lawn area

Entrance Porch

Having a double glazed door to the front with double glazed windows to the front, door to entrance hallway

Entrance Hallway

Having stairs rising to the first floor landing, radiator and doors to

Lounge

Having a double glazed windows to the front and rear, feature fireplace, TV and telephone points and radiator

Kitchen/Diner

Having a fitted kitchen with a range of wall and base units, sink drainer, integrated gas hob with electric oven, cooker hood over, plumbing for domestic appliances, tiling to splash prone areas, double glazed window to the rear, gas combi boiler and door to rear lobby

Rear Lobby

Having door to rear garden and door to downstairs shower room

Downstairs Shower Room

Having a double glazed window to the side, shower cubicle, wc, wash hand basin, radiator, extractor fan and has tiling to splash prone areas.

First Floor Landing

Having stairs rising from the entrance hallway, double glazed window to the side and doors to

Bedroom One

Having a double glazed window to the front and radiator

Bedroom Two

Having double glazed window to the rear, fitted wardrobes and radiator

Bedroom Three

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

Family Bathroom

Having a double glazed window to the rear, wc, wash hand basin, bath with shower over, radiator and tiling to splash prone areas, airing cupboard.

Rear Garden

Having a slabbed patio area, with lawn area to rear,

Garage

Having a roller shutter door, power and lighting.

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 113.6 m² (1,222 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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To view this property please contact Paul Dubberley on

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WEST BROMWICH B70 8EN

EPC Rating: D

Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PWB103186

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

The Property Ombudsman