



Connells

Pleasant Street
Hill Top West Bromwich



Property Description

This beautifully presented family home is set within a quiet residential location. Pleasant Street is within the heart of West Bromwich and benefits from having major bus links on Hill Top as well as being walking distance to the local tram stop Black Lake. 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 a drop curb giving access to off road parking to the front and access to the front entrance porch. On the ground floor you have a kitchen and a lounge diner to the rear. The first floor offers three spacious bedrooms with a family bathroom. To the rear you have the benefit of a low maintenance space big enough for the family.

CALL TO VIEW NOW!

Frontage

The property is set back from the roadside and benefits from a block-paved driveway providing ample off-road parking. Entry is gained via a double-glazed door leading into the entrance porch, with a side gate offering convenient access to the rear garden.

Entrance Porch

Having a double glazed door to the front and door into the lounge/diner.

Lounge/Diner

Having a double glazed window to the front, patio doors to the rear, central heated radiator and doors to the hallway and kitchen.

Kitchen

9' 5" x 8' (2.87m x 2.44m)

Fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, splash back tiling, integrated oven and hob, cooker hood, plumbing point and space for washing machine, central heated radiator and a double glazed window to the rear.

Hallway

Stairs to the first floor and an understairs storage cupboard.

First Floor Landing

Storage cupboard housing boiler, loft access and doors to;

Bedroom One

14' 6" x 9' 2" (4.42m x 2.79m)

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

Bedroom Two

10' 5" x 7' 7" (3.17m x 2.31m)

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

Bedroom Three

10' 10" x 8' 4" (3.30m x 2.54m)

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

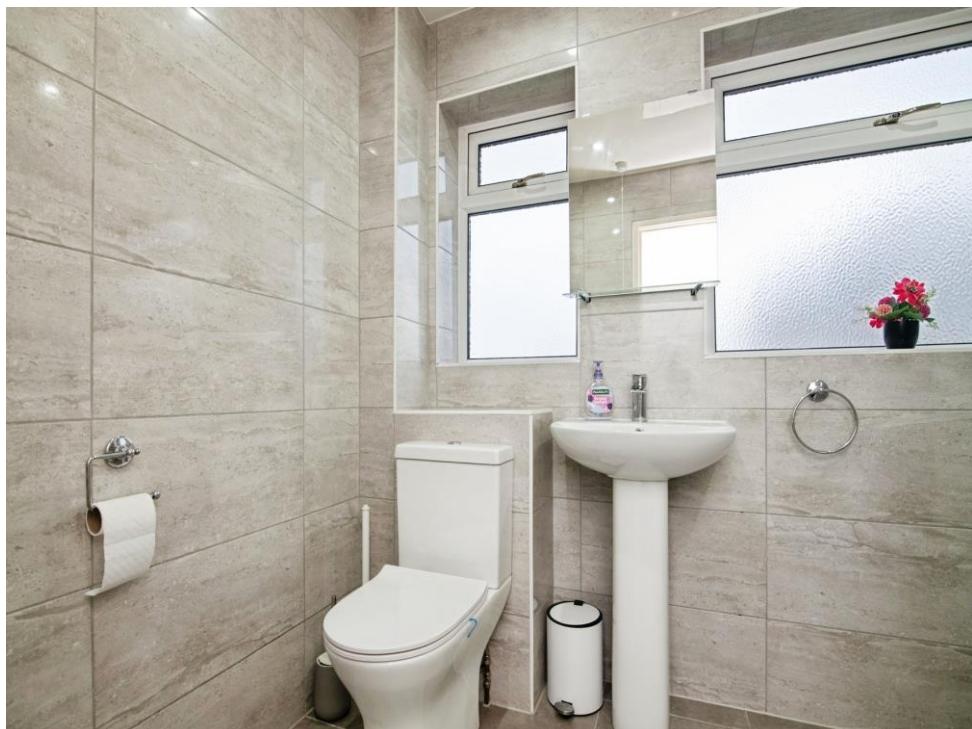
Shower Room

Fitted shower cubicle, wash hand basin, WC, tiled throughout, central heated radiator and two double glazed windows to the rear.

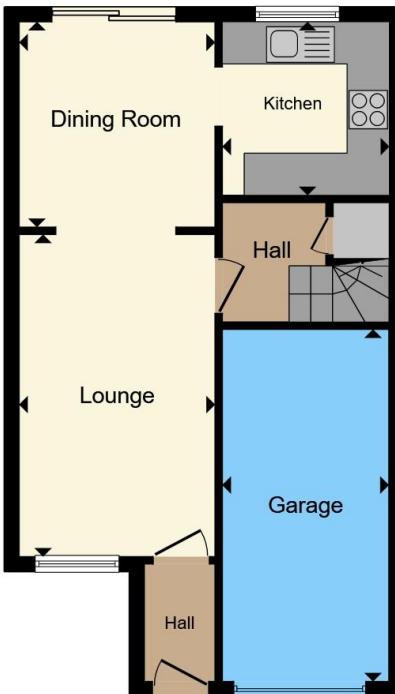
Rear Garden

A slabbed patio sits to the front, with steps leading down to a lawned garden. A side-gated entrance provides convenient access to the front of the property.

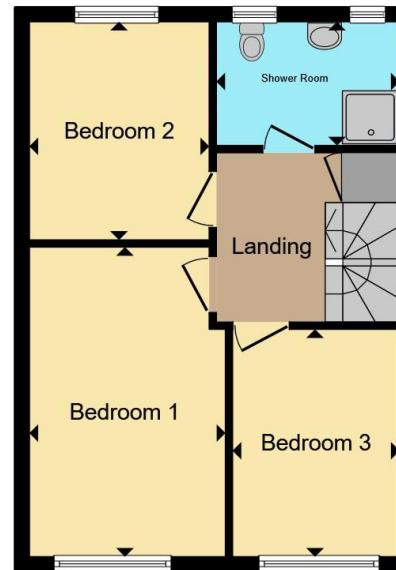








Ground Floor



First Floor

Total floor area 85.9 m² (925 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

T 0121 525 1177
E westbromwich@connells.co.uk

3 Astle Park
 WEST BROMWICH B70 8NS

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311115



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WBW311115 - 0002