



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 a through lounge diner, conservatory to the rear, kitchen diner with some integrated appliances, three generously sized bedrooms, family bathroom, off road parking and a large rear garden.

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Frontage

A tarmac driveway provides ample off-road parking, with side-gated access leading through to the rear garden. Entry is gained via the entrance porch to the front.

Entrance Porch

Sliding patio doors to the front and door to the entrance hall.

Entrance Hall

Door from the entrance porch, stairs to the first floor, understairs storage cupboard and doors to the lounge/dining areas and kitchen.

Lounge/Dining Area

25' 5" x 9' 9" (7.75m x 2.97m)

Double glazed bay window to the front elevation and an additional window to the rear, classic brick-effect fire surround and a central heated radiator.

First Floor Landing

Stairs from the entrance hallway and doors to;



Kitchen

17' 8" x 7' 2" (5.38m x 2.18m)

Fitted kitchen comprising of a range of wall and base units, splash back tiling, stainless steel sink and drainer, wall mounted boiler, plumbing point and space for washing machine, space for freestanding cooker, central heated radiator, double glazed window to the rear and door to the conservatory.

Conservatory

7' 7" x 7' 3" (2.31m x 2.21m)

Sliding patio doors to the rear garden.

Bedroom One

12' 10" x 9' 8" (3.91m x 2.95m)

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

Bedroom Two

9' 7" x 9' 8" (2.92m x 2.95m)

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

Bedroom Three

15' 7" x 7' 4" (4.75m x 2.24m)

Double glazed window to the rear, central heated radiator and a fitted shower cubicle.

Bathroom

Double glazed window to the front, fitted bath with shower over, wash hand basin and WC.

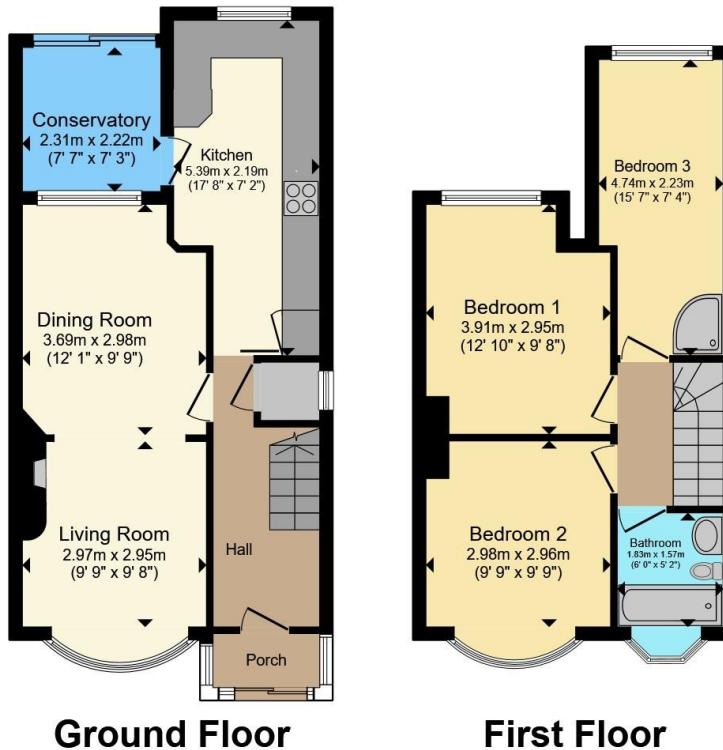
Rear Garden

A block-paved patio to the front is bordered with a variety of planting and steps leading down to a neatly maintained lawn, which is divided by a central slabbed pathway.









Total floor area 85.3 m² (918 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: D Council Tax
 Band: B

Tenure: Freehold

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