



Connells

Hall Green Road
West Bromwich

Hall Green Road West Bromwich B71 3JT

for sale offers in the region of
£290,000



Property Description

This WELL MAINTAINED semi-detached family home is nestled in between West Bromwich and Wednesbury town centres and benefits from having an array of shops and amenities close by. The property makes the perfect family home as its falls within the catchment for Hall Green Primary, St John Bosco Catholic Primary, Wodensborough Ormiston Academy, Phoenix Collegiate and Stuart Bathurst Catholic. You have major bus links within walking distance along with Wednesbury Tram Stop giving you access to both Wolverhampton City Centre and Birmingham City Centre.

The property itself is accessed via dropped curb giving the benefit of off road parking, access into the property via an entrance porch then leading top the spacious front living room. To the rear of the ground floor you have a dining room, conservatory and with an extended rear garden. The garden offers enough space for the whole family with a lawn and boarders with mature plants and shrubs. The first floor offers three bedrooms and a family bathroom.

CALL NOW TO ARRANGE YOUR VIEWINGS!

Frontage

Block paved driveway providing ample off road parking.

Entrance Porch

Double glazed door to the front and door to the entrance hall.

Entrance Hall

Single glazed window to the front, stairs to the first floor, door to guest WC, dining room, living room and kitchen.

Dining Room

14' 3" x 10' 11" (4.34m x 3.33m)

Double glazed bay window to the front, TV point and central heated radiator.

Living Room

13' 7" x 11' 8" (4.14m x 3.56m)

Patio doors to the rear, TV point, central heated radiator and fire set in a feature surround.

Conservatory

9' 9" x 9' 1" (2.97m x 2.77m)

Double glazed doors to the rear and double glazed windows to the sides.

Kitchen

13' 1" x 9' 7" (3.99m x 2.92m)

Fitted kitchen compromising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, wall mounted boiler, part tiled. double glazed windows to the side and rear and door to the garage.

First Floor Landing

Stairs from entrance hall and doors to;

Bedroom One

12' 3" x 7' 11" (3.73m x 2.41m)

Double glazed window to the front and fitted wardrobes.

Bedroom Two

12' 11" x 9' 4" (3.94m x 2.84m)

Double glazed window to the rear, central heated radiator, fitted wardrobe and TV point.

Bedroom Three

8' 2" x 7' 11" (2.49m x 2.41m)

Double glazed window to the front, central heated radiator and loft access.

Shower Room

Double glazed window to the rear, central heated radiator, and loft access.

Rear Garden

Slabbed patio area to the front, steps down to a grass lawn edged with a variety of mature bushes and shrubs.

Garage

18' 8" x 7' (5.69m x 2.13m)

Double doors to the front and door to the rear.









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.focalagent.com

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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