



**Connells**

Hawthorn Road  
West Bromwich



# Hawthorn Road West Bromwich B70 0LB

for sale  
**£375,000**



## Property Description

This four bedroom detached property offers the perfect opportunity to get you on the property or even an upsize from your current family home! Offering a modern kitchen diner with french doors opening to the conservatory to the rear, toilet to the ground floor, lounge to the front, four generously sized bedrooms with en suite to the master, large family bathroom with shower cubicle and bathtub and modern fitted suites, a large family sized rear garden with an extended patio area, off road parking providing ample parking for multiple vehicles as well as a garage.

The property is situated within a quiet residential location with great access to local shops, walking distance to black lake tram stop giving easy access to Birmingham and Wolverhampton. You are within the catchment area for Harvills Hawthorn and other local schools.

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## On Approach

Having a block paved driveway to the side, access to the garage via an up and over door and entrance into the property via a double glazed door to the front.

## Entrance Hall

Having a double glazed door to the front, stairs to the first floor and doors to the guest WC and kitchen/diner.

## Wc

Double glazed window to the front, wash hand basin, WC and a central heated radiator.

## Kitchen Diner

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, integrated oven and hob with cooker hood over, integrated appliances, spotlights to ceiling, double glazed window to the rear and doors to the utility room, lounge and conservatory.

## Utility Room

Fitted wall and base units with work surfaces and plumbing facilities.

## Lounge

Double glazed bay window to the front, electric fire, central heated radiator, carpet, telephone and TV points.

## Conservatory

UPVC construction having double glazed windows and a double glazed door to the side.

## First Floor Landing

Stairs from the entrance hall, storage cupboard and doors to;

## Bedroom One

Double glazed window to the front, central heated radiator, TV point and door to the en suite.

## En Suite

Fitted shower cubicle, wash hand basin, WC, tiling to splash prone areas, extractor fan, central heated radiator and a double glazed window to the front.

## Bedroom Two

Double glazed window to the front, built in wardrobes, central heated radiator, TV point and carpet flooring.

## Bedroom Three

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

## Bedroom Four

Double glazed window to the rear, central heated radiator, TV point and carpet flooring.

## Bathroom

Fitted panel bath, separate shower cubicle, wash hand basin, WC, tiling, extractor fan and a double glazed window to the rear.

## Rear Garden

Slabbed and graveled areas and outside tap.

## Garage

Up and over door to the front, power and lighting.



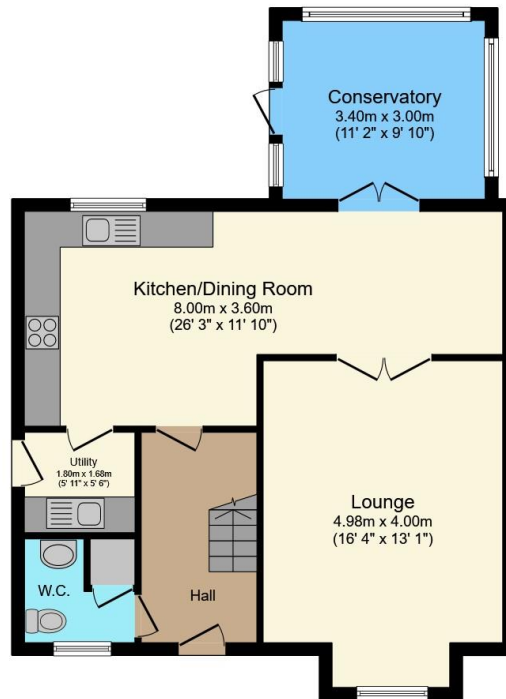




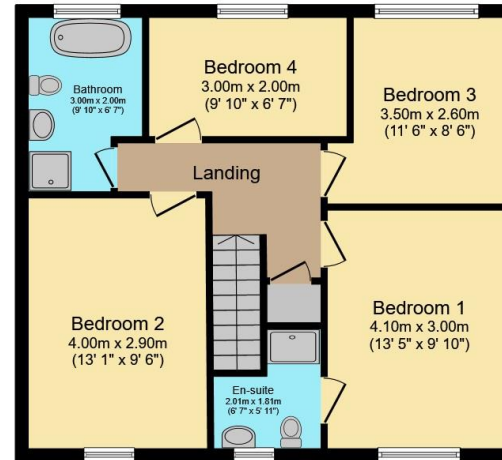








**Ground Floor**



**First Floor**

Total floor area 128.0 m<sup>2</sup> (1,378 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](http://www.propertybox.io)

**Connells**

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EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBW311010](http://connells.co.uk/Property/WBW311010)**



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