



**Connells**

Harrington Croft  
West Bromwich



## Property Description

Nestled within a popular residential cul-de-sac, this impressive five bedroom detached home is a substantial three-storey executive home extending to approximately 1,957 square feet and offering accommodation that genuinely has to be seen to be fully appreciated. Ready for immediate occupation, the property also presents further scope for personalisation and enhancement, subject to any necessary consents.

The accommodation briefly comprises of a generously proportioned lounge, large kitchen diner fitted with quartz worktops, a range of integrated appliances and direct access into the garden. A separate utility room and a downstairs WC complete the ground floor. To the first floor are three generously sized bedrooms with an ensuite to the master and a family bathroom. A further two bedrooms can be found on the third floor and a shower room.

Externally, the rear garden offers a pleasing balance of patio seating and lawn, bordered by mature planting - low maintenance yet full of charm. To the front, a dropped curb provides off-road parking leading to a generous tandem garage of over 32 feet in length, a rare and highly practical asset.

## Approach

Accessed via a dropped curb leading to off-road parking and a tandem garage to the rear, with a double-glazed UPVC porch to the front providing access to the entrance hall.

## Porch

Double-glazed door and window to the front, with a doorway leading through to the entrance hall.

## Hallway

Stairs rising to the first floor, with doors leading to the lounge, kitchen diner, utility room and downstairs WC.

## Lounge

21' 1" x 10' 7" ( 6.43m x 3.23m )

A well-proportioned reception room with a double-glazed bay window to the side, two further windows to the front and side, fireplace with built-in gas fire, central heating radiator, TV point and telephone point.

## Kitchen

23' 1" x 10' 4" ( 7.04m x 3.15m )

A modern fitted kitchen comprising a range of wall and base units with an inset sink and drainer, integrated double oven, gas hob with extractor hood over, quartz worktops and plumbing points. A bay window to the front and two sets of double-glazed French doors to the side flood the room with natural light and provide direct access to the rear garden.

## Downstairs W.C

Low-level WC and wash hand basin

## Utility

6' 7" x 6' 3" ( 2.01m x 1.91m )

Inset sink and drainer, plumbing points and a door leading to the garage.

## First Floor Landing

Accessed via stairs from the hallway, with doors leading to three bedrooms and the family bathroom. A cupboard housing the hot water cylinder and a double-glazed window to the front.

### Bedroom One

18' 10" x 10' 10" ( 5.74m x 3.30m )

A generous principal bedroom with a double-glazed bay window to the side, two further windows to the front and side, fitted wardrobes, gas central heating radiator and access to the ensuite.

### Ensuite

Shower cubicle, wash hand basin, low-level WC, gas central heating radiator and a double-glazed window to the rear

### Bedroom Two

18' 1" x 10' 6" ( 5.51m x 3.20m )

Double-glazed window to the side, gas central heating radiator and fitted wardrobes.

### Bedroom Three

10' 6" x 8' 3" ( 3.20m x 2.51m )

Double-glazed window to the front and side, and gas central heating radiator.

### Bathroom

A fitted suite comprising a bath, low-level WC, wash hand basin, double-glazed window to

the rear and heated towel radiator.

## Second Floor Landing

Accessed via stairs from the first-floor landing, with doors leading to two bedrooms, three storage cupboards and the shower room.

### Bedroom Four

14' 5" x 11' 4" ( 4.39m x 3.45m )

Double-glazed dormer window to the front, further window to the side, Velux window and gas central heating radiator.

### Bedroom Five

10' 10" x 8' 9" ( 3.30m x 2.67m )

Double-glazed windows to the front and side and gas central heating radiator.

### Shower Room

Suite comprising a shower cubicle, WC, wash hand basin, heated towel radiator and a Velux window.

### Garage

32' 10" x 8' 6" ( 10.01m x 2.59m )

An exceptionally spacious tandem garage with an up-and-over door to the front, door through to the utility room and a door to the rear. Power and light throughout.

### Rear Garden

A low maintenance rear garden with a patio area for seating, lawn and borders with mature plants and shrubs.

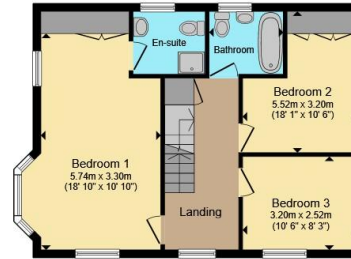








**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 181.8 m<sup>2</sup> (1,957 sq.ft.) approx

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To view this property please contact Connells on

**T 0121 525 1177**  
**E [westbromwich@connells.co.uk](mailto:westbromwich@connells.co.uk)**

3 Astle Park  
 WEST BROMWICH B70 8NS

EPC Rating: Council Tax  
 Awaited Band: E

Tenure: Freehold

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