



Connells

Leacroft Grove
WEST BROMWICH

Leacroft Grove WEST BROMWICH B71 2QP

for sale
£280,000



Property Description

This beautifully presented SEMI-DETACHED HOME is set within a quiet residential cul-de-sac. Leacroft Grove 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 drop curb giving access for ample off road parking. The property has a light and spacious porch leading to the large family reception room, modern fitted kitchen diner to the rear, extended downstairs bedroom with the benefit of an en suite wet room. You have a beautifully landscaped rear garden perfect for families and being low maintenance. To the first floor you have a three spacious bedrooms and a fitted bathroom suite. The property offers no upward chain so call us today to arrange your viewings!

On Approach

Set back from the roadside the property benefits from a block paved driveway enclosed by decorative metal gates. Entrance into the property is gained via the entrance porch.

Entrance Porch

Double glazed sliding doors to the front provide access into the entrance porch, with an internal door opening into the lounge and direct access through to the entrance hall.

Entrance Hall

Stairs leading to the first floor and door leading into the lounge.

Lounge

Featuring a double glazed bay window to the front, central heated radiator, TV point, feature fire place with electric fire and door to the kitchen/diner.



Kitchen/Diner

Well-presented kitchen fitted with a modern range of wall and base units complemented by contrasting work surfaces. Incorporating a stainless steel sink and drainer, the kitchen also benefits from space for freestanding cooker and a storage cupboard. The open dining area offers ample room for a dining table and chairs. A double glazed window to the rear, double glazed sliding patio doors provide access to the rear garden and a further door leading to the utility.

Utility Room

Doors leading to the wet room and bedroom one.

Wet Room

Wet room featuring a walk in shower, wash hand basin, low level WC, partially tiles walls and an extractor fan.

Bedroom One

Featuring a double glazed door and window to the side and a central heated radiator.

First Floor Landing

Stairs rising from the entrance hall and doors leading to;

Bedroom Two

Featuring a double glazed window to the front and a central heated radiator.

Bedroom Three

Featuring a double glazed window to the rear and a central heated radiator.

Bedroom Four

Featuring a double glazed window to the rear and a central heated radiator.

Family Bathroom

Fitted bathroom suite comprising of a fitted panel bath with shower over, wash hand basin, WC, tiling to splash prone areas, central heated radiator and a double glazed window to the front.

Rear Garden

The rear garden offers a paved patio area to the front providing an ideal space for outdoor seating and relaxation. Beyond the patio, the garden is predominantly laid to lawn with mature shrubs and established planting beds enclosed by timber fencing.

Store

Accessed via a double glazed door to the front, power and lighting.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.









Total floor area 91.8 m² (989 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



To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311402



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.

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