



Connells

Hall Green Road  
WEST BROMWICH



### 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 and a garage to the rear, access into the property via an entrance porch then leading to the spacious front living room, second reception to the rear, kitchen and utility room to the rear leading to the garden. The garden offers a low maintenance area with access to the garage and driveway. The first floor offer three generously sized bedrooms and a bathroom. CALL NOW TO ARRANGE YOUR VIEWINGS!

### Entrance Hall

Double glazed door to the front and doors to first reception room and lounge/dining room.

### Reception Room

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

### Lounge/Dining Room

Double glazed window to the rear, central heated radiator, fire in feature surround and stairs to the first floor.

### Kitchen

Fitted kitchen comprising of a range of wall and base units with work surfaces over, splash back tiling, stainless steel sink and drainer, integrated oven and hob, cooker hood, spotlights to ceiling and double glazed windows to the side and rear.

### Utility Room

Double glazed windows to the side, work surfaces and wall mounted boiler.

### Wc

Double glazed window to the side, WC and wash hand basin.

### First Floor Landing

Stairs from the lounge/dining room and doors to;

### Bedroom One

Double glazed window to the front and a storage cupboard.

## Bedroom Two

Double glazed window to the rear.

## Bedroom Three

Double glazed window to the rear.

## Shower Room

Tiled throughout having a fitted shower cubicle, wash hand basin and WC.

## Rear Garden

Low maintenance rear garden being slabbed throughout. Side gate providing access to the driveway and garage.

## Agents Note

There is a easement on the title, please enquire with the branch.





To view this property please contact Connells on

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EPC Rating: E Council Tax  
Band: B

**view this property online [connells.co.uk/Property/WBW311055](https://www.connells.co.uk/Property/WBW311055)**

Tenure: Freehold



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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