



Connells

Hayes Street
West Bromwich



Property Description

The property is located within a quiet residential street and benefiting from being walking distance to the West Bromwich high street with an array of shops and amenities such as supermarkets and salons! Within close proximity you also have major bus links, local tram stops and also within the catchment for George Salter High!

The property briefly comprises of two spacious reception rooms, a kitchen, two generously sized bedrooms and a family bathroom. The parking is on the street and you have spacious rear garden.

CALL NOW TO VIEW!

Frontage

Access to the property is gained via a double-glazed entrance door leading directly into the reception room.

Reception Room

Double glazed window to the front, central heated radiator and door to the dining room.

Dining Room

Double glazed window to the rear, stairs to the first floor, central heated radiator and door to the kitchen.

Kitchen

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, space and plumbing point for washing machine, space for freestanding cooker, fitted cooker hood, wall mounted boiler, central heated radiator, double glazed window to the side, door to the bathroom and door to the rear garden.

Ground Floor Bathroom

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

First Floor Landing

Stairs from the dining room and door to;

Bedroom One

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

Bedroom Two

Double glazed window to the rear, storage cupboard and a central heated radiator.

Rear Garden

Fully slabbed throughout with convenient access to the garage at the rear.

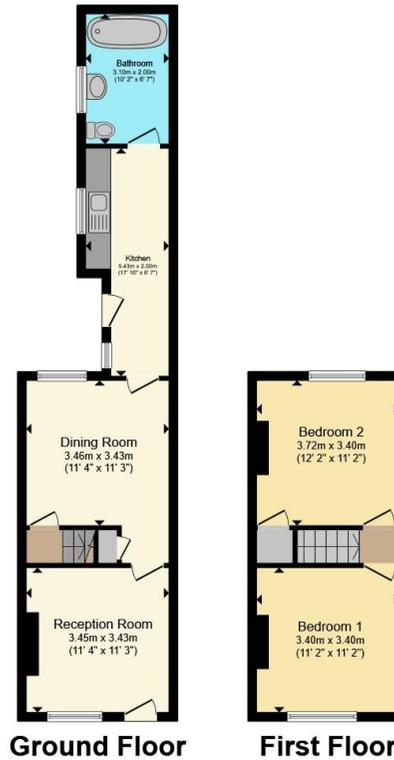
Garage

Accessed via a single-glazed door, the space benefits from lighting and a single-glazed window.









Total floor area 70.1 m² (755 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

T 0121 525 1177
E westbromwich@connells.co.uk

3 Astle Park
 WEST BROMWICH B70 8NS

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311213



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WBW311213 - 0003