



Hall Green Road
 West Bromwich
 B71 2DZ
 £325,000



ESTATE AGENT IN
 WEST BROMWICH

GOLD WINNER

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Hall Green Road

West Bromwich, B71 2DZ

WK Estate Agents located in West Bromwich are pleased to present this good sized semi detached property which is set within a key residential location and offers a fantastic opportunity to make your next family home! Nestled between West Bromwich and Wednesbury this offers an array of shops and amenities, falling within the catchment for Wodensborough High, Moorlands and Hall Green Primary School. The property comprises of two reception rooms, large kitchen, utility room, three good sized bedrooms and family bathroom. A large rear garden, ample off road parking and garage completes this family home. CALL TODAY TO ARRANGE A VIEWING. EPC tbc, COUNCIL TAX BAND C.



FRONT ELEVATION

The property is approached via a large gravel driveway giving ample off road parking and access to the garage.

ENTRANCE PORCH

Having double glazed windows to front elevation, double glazed door to front elevation, tiled floor and further door leading onto

ENTRANCE HALL

Having single glazed windows to front elevation, gas central heating radiator, stairs rising to first floor and doors leading onto

LOUNGE

12' 11" into recess x 15' 10" into bay (3.94m x 4.83m) Having double glazed bay window to front elevation, gas central heating radiator, fire place housing gas fire and coving to ceiling.

DINING ROOM

11' 5" into recess x 13' 0" (3.48m x 3.96m) Having double glazed french doors to rear elevation, gas central heating radiator and fire place housing gas fire,

KITCHEN

8' 9" into recess x 15' 8" (2.67m x 4.78m) Housing a range of wall and base units with work surfaces over, one and a half bowl sink with drainer and partial tiling to splash prone areas. Cooker hood, space for domestic appliances, tiled floor, double glazed window to rear elevation, door leading onto utility room and gas central heating radiator.

UTILITY ROOM

Having base units with work surfaces over, plumbing for washing machine, space for domestic appliances, door leading onto garage, double glazed window to rear elevation and double glazed door onto rear elevation.

DOWNSTAIRS CLOAKROOM

Having low level flushing WC, wash hand basin, full tiling to walls and floor and extractor fan.

FIRST FLOOR

Landing having double glazed window to front elevation and doors leading onto

BEDROOM ONE

12' 11" into recess x 15' 10" into bay (3.94m x 4.83m) Double glazed bay window to front elevation and gas central heating radiator.

BEDROOM TWO

11' 5" into recess x 12' 5" (3.48m x 3.78m) Having double glazed window to rear elevation and gas central heating radiator.

BEDROOM THREE

8' 11" x 8' 11" into recess (2.72m x 2.72m) Having double glazed window to rear elevation and gas central heating radiator.

BATHROOM

Bath with mixer tap shower over, wash hand basin, low level flushing WC, Full tiling to walls, cupboard housing gas central heating radiator, double glazed window to front elevation and gas central heating radiator.

REAR ELEVATION

Large gravel patio with pathway leading to the rear, lawned area and garden shed.

