



**Hodder Grove  
West Bromwich  
West Midlands  
B71 3RZ**

**Offers In Excess Of £556,000**

**bettermove**

# Hodder Grove

## West Bromwich

Bettermove are proud to present this 5 bedroom detached house in West Bromwich.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage.

The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room, dining room, utility room, large rear conservatory and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms, 1 en-suite to the master and the family bathroom. The second floor holds a further 2 bedrooms and shower room. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular market town of West Bromwich, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M5, A4041 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





**Ground Floor**



**First Floor**



**Second Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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