



**Hilton Street, West Bromwich, West Midlands, B70 9TN**

**Offers in Excess of £210,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

Innovate Estate Agents are delighted to present this THREE BEDROOM MID TERRACED PROPERTY situated in West Bromwich! The property which has been FULLY RERURBISHED THROUGHOUT boasts of FRONT DRIVEWAY allowing OFF ROAD PARKING, entrance hallway, LOUNGE, FITTED KITCHEN, downstairs shower room, JACK AND JILL SHOWER ROOM, rear garden, double glazing and gas central heating throughout! Thanks to its convenient location the property has easy commute to a range of day to day amenities, educational facilities and transport links such as Hanbury Primary School, George Salter Academy (GSA), Greets Green Park, Dartmouth Street Tram Stop, Sandwell & Dudley Train Station and M5 (Junction 1). EPC Rating: F. Council Tax Band: A. Admin Fees May Apply.

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Equipment: Plascom One Ltd trading as Innovate Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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Approach

The property is approached via a front driveway allowing off road parking with steps leading up to front entrance door and side entry providing access to rear garden.

Entrance Hallway

Having ceiling light point, power points, wood effect laminate flooring, door leading into lounge and stairs rising to first floor landing.

Lounge

13' 2" x 12' 0" (4.017m x 3.667m) Having ceiling light point, ceiling spotlights, power points, gas central heating radiator, wood effect laminate flooring, doors leading into fitted kitchen and storage cupboard.

Fitted Kitchen

8' 3" x 11' 6" (2.507m x 3.493m) Having ceiling spotlights, power points, gas central heating radiator, double glazed window to rear elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap, integrated four ring gas hob with cooker hood above, space for fridge/freezer, tiling to walls, wood effect laminate flooring, door to downstairs shower room and door leading to rear garden.

Downstairs Shower Room

3' 5" x 8' 1" (1.038m x 2.472m) Having ceiling spotlights, shaver point, gas central heated towel radiator, suite comprises of built in shower cubicle with thermostatic shower and shower head attachment, vanity hand wash basin with mixer tap, low level W/C, tiling to splash prone areas and linoleum flooring.

First Floor Landing

Having ceiling light point, access to loft space, doors leading into all bedrooms and family bathroom.

Bedroom One

10' 1" x 13' 2" (3.073m x 4.020m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation and door leading to Jack and Jill shower room.

Jack and Jill Shower Room

3' 8" x 10' 3" (1.128m x 3.121m) Having ceiling spotlights, shaver point, gas central heating radiator, suite comprises of built in shower cubicle with thermostatic shower and shower head attachment, pedestal hand wash basin with mixer tap, low level W/C, tiling to walls, linoleum flooring and doors leading into bedrooms one and bedroom two.

Bedroom Two

9' 6" x 11' 7" (2.891m x 3.539m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation and door leading into Jack and Jill shower room.

Bedroom Three

7' 4" x 8' 5" (2.231m x 2.574m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.

Rear Garden

The rear of the property comprises of lawned area with paved pathway leading to paved patio area, fencing to its perimeters and side gate leading to entry.