



Connells

The Bantocks
West Bromwich



Property Description

This modern built property holds great potential to become a family home or an investment opportunity. The property is situated within a key location for major bus links on Hill Top, also being within walking distance to Black Lake tram stop giving you easy access to Birmingham City Centre and Wolverhampton. You have both Oldbury and West Bromwich town centres within close proximity with an array of shops and amenities to benefit from. Within catchment for both Phoenix Colligate and St Jons Bosco.

The property itself comprises of a large family reception room, kitchen diner with fitted appliances, to the first floor you have three generously sized bedrooms with an upstairs modern bathroom suite and access to the loft space for storage.

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Frontage

Printed concrete driveway providing ample parking and side gated access.

Entrance Porch

Sliding patio door to the front and door to entrance hall.

Entrance Hall

Door from entrance porch, stairs to first floor and door to lounge.

Lounge

Double glazed bow window to the front, feature fire, TV and telephone points and door to kitchen/diner.

Kitchen/Diner

15' 7" x 10' 6" (4.75m x 3.20m)

Fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, plumbing point, integrated gas hob and electric oven, integrated microwave and dishwasher, wall mounted boiler, floor to ceiling radiator, breakfast bar, floor to ceiling storage cupboards, pantry, two double glazed windows to the rear and double glazed door to the side.

First Floor Landing

Stairs from entrance hall, double glazed window to the side, loft access and doors to;

Bedroom One

13' 1" x 9' 3" (3.99m x 2.82m)

Double glazed window to the front, radiator and fitted wardrobe.

Bedroom Two

9' 7" x 9' 3" (2.92m x 2.82m)

Double glazed window to the rear, radiator and built in wardrobe.

Bedroom Three

8' 9" x 6' 5" (2.67m x 1.96m)

Double glazed window to the front, radiator and built in storage cupboard.

Shower Room

Double glazed window to the rear, fitted shower cubicle, tiled throughout, wall mounted wash hand basin vanity unit, WC and radiator.

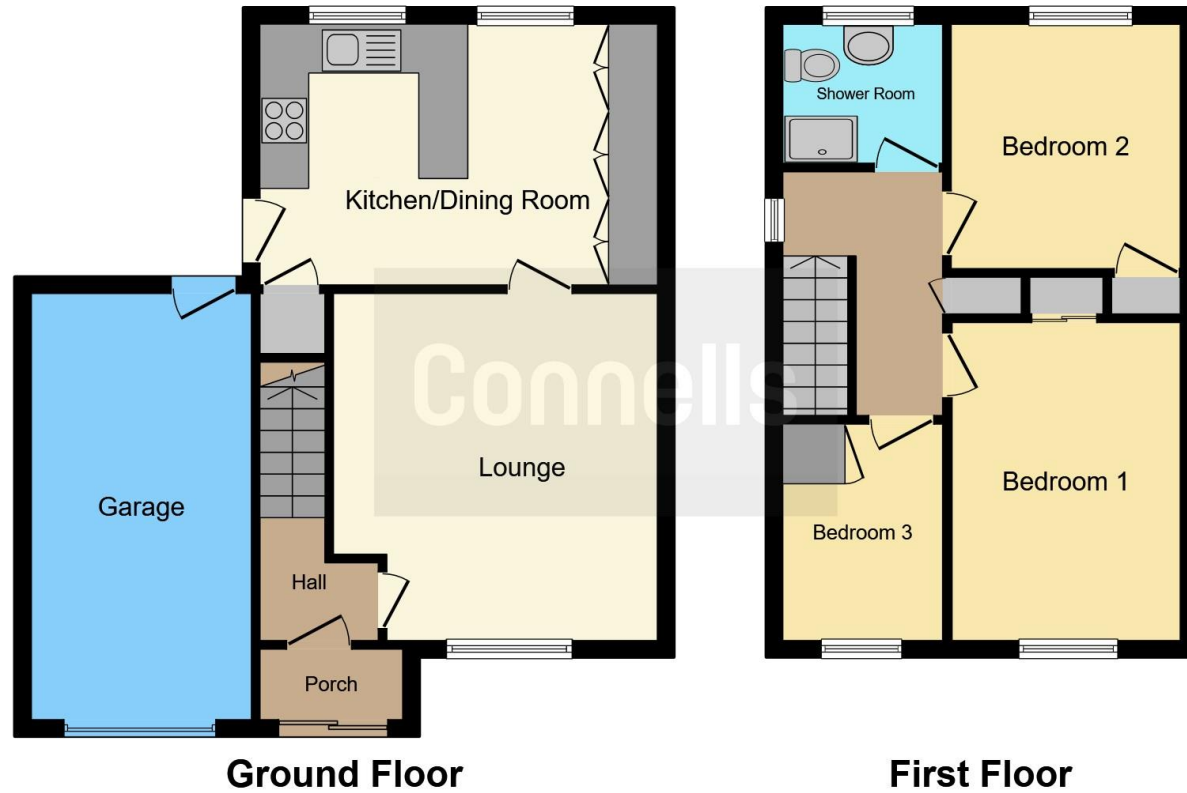
Rear Garden

Decked patio area to the front with grass lawn to the rear housing garden shed, Side gated access.









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.focalagent.com

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EPC Rating: D

Tenure: Freehold

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