



**Connells**

Hill Top  
WEST BROMWICH



# Hill Top WEST BROMWICH B70 0QA

for sale offers over  
**£210,000**



## Property Description

This Victorian 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, ground floor bathroom, to the first floor you have three generously sized bedrooms with access to a spacious loft.

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## Entrance Hall

Double glazed door to the front and door to the through lounge/diner.

## Through Lounge/Diner

27' 1" x 13' 4" ( 8.26m x 4.06m )

Double glazed bay window to the front, gas fire with feature surround, TV point, double glazed window to the rear and door to the inner hall.

## Inner Hall

Storage cupboard, stairs to the first floor and doors to through lounge/diner and kitchen.

## Kitchen

10' 3" x 7' 5" ( 3.12m x 2.26m )

Fully fitted kitchen compromising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, splash back tiling, space and plumbing for washing machine, gas point, wall mounted boiler, double glazed window to the side and doors to the shower room and lean to.

## Shower Room

Fitted bathroom suite compromising of a fitted shower cubicle, wash hand basin, low level WC, tiling throughout and a heated rowel rail.

## Lean To

Door to the rear garden.

## Rear Garden

Slabbed and concrete areas, garden shed and flower bed.

## First Floor Landing

Stairs from the inner hall and doors to;

## Bedroom One

12' x 12' 8" ( 3.66m x 3.86m )

Two double glazed windows to the front, central heated radiator and fitted wardrobes.

## Bedroom Two

12' x 10' 2" ( 3.66m x 3.10m )

Double glazed window to the rear and central heated radiator.

## Bedroom Three

10' 4" x 7' 7" ( 3.15m x 2.31m )

Double glazed window to the rear and central heated radiator.















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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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