



**Connells**

Trotters Lane  
West Bromwich

# Trotters Lane West Bromwich B71 2QF

for sale offers over  
**£270,000**



## Property Description

This beautifully detached bungalow is set within a quiet residential location. Trotters Lane is within the heart of West Bromwich and benefits from having major bus links on Hill Top as well as being walking distance to the local tram stop Black Lake. This gives you the best of both worlds of having easy access to West Bromwich Town Centre as well as major Cities like Birmingham and Wolverhampton.

The property itself approaches via drop curb giving access for ample off road parking with the additional benefit of a garage to the side. As you walk up the steps you are welcomed via a UPVC porch then leading to the hallway. You have the benefit of two double bedrooms, a refitted modern shower room, a large living room to the rear looking out to the garden, spacious dining room to the front, a modern refitted kitchen with separate utility. The beautiful rear garden offers a large patio area for seating, steps up to the lawn, railway sleepers creating a raised flower bed however the garden is already blooming with mature plants and shrubs.

THE PROPERTY IS AVAILABLE WITH NO UPWARD CHAIN AND IS AVAILABLE TO VIEW NOW!

## Frontage

Blocked paved driveway edged with a variety of bushes and shrubs, access to garage and steps to entrance porch.

## Entrance Porch

Double glazed door and window to the front and door to the entrance hall.

## Entrance Hall

Door from entrance porch and doors to bedrooms, shower room, lounge and dining room.

## Lounge

15' 3" into bay x 11' 8" ( 4.65m into bay x 3.56m )

Bay window to the front and a central heated radiator.

## Dining Room

Bay window to the rear and door to the kitchen.

## Kitchen

9' 11" x 6' 6" ( 3.02m x 1.98m )

Fitted kitchen comprising of a range of wall and base units with work surfaces over, splash back tiling, stainless steel sink and drainer, integrated oven, hob and cooker hood, double glazed window to the side.

## Utility Room

7' 10" x 7' ( 2.39m x 2.13m )

Window to the rear and door to the side.

## Bedroom One

14' 4" x 10' ( 4.37m x 3.05m )

Bay window to the rear and a central heated

radiator.

## Bedroom Two

14' 2" x 14' 1" ( 4.32m x 4.29m )

Double glazed bay window to the front, central heated radiator and electric fire.

## Shower Room

Double glazed window to the rear, fitted corner shower cubicle, wash hand basin and WC.

## Rear Garden

Slabbed patio area to the front with steps up to a grassed area edged with a variety of bushes and shrubs.









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)

To view this property please contact Connells on

**T 0121 525 1177**  
**E [westbromwich@connells.co.uk](mailto:westbromwich@connells.co.uk)**

3 Astle Park  
 WEST BROMWICH B70 8NS

EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBW309905](http://connells.co.uk/Property/WBW309905)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WBW309905 - 0005