



**Connells**

Holloway Bank  
West Bromwich



# Holloway Bank West Bromwich B70 0QH

for sale offers in the region of  
**£210,000**



## Property Description

This beautifully presented family home is set within a quiet residential location. Holloway Bank 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 a private walkway to the front entrance hall. On the ground floor you have a kitchen diner and a separate extended lounge space and access to the rear garden. The first floor offers three spacious bedrooms with a family bathroom. To the rear you have the benefit of a Garage for parking or storage.

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

## Frontage

Grass lawn and a pathway to the side providing access to the entrance porch.

## Entrance Porch

Having a double glazed door and windows to the front and door to the entrance hall.

## Entrance Hall

Stairs to the first floor, storage cupboard, central heated radiator and doors to the kitchen and lounge.

## Kitchen

12' x 9' ( 3.66m x 2.74m )

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer with mixer tap, tiling to walls, two plumbing points, gas point, integrated cooker hood, serving hatch, double glazed window to the front, serving hatch and a central heated radiator.

## Lounge

22' 3" x 13' ( 6.78m x 3.96m )

Double glazed french doors to the rear, double glazed window to the rear, two central heated radiators and a TV point.

## First Floor Landing

Stairs from the entrance hall and doors to;

## Bedroom One

14' 1" x 9' ( 4.29m x 2.74m )

Double glazed window to the rear, fitted units and a central heated radiator.

## Bedroom Two

10' 9" x 9' ( 3.28m x 2.74m )

Double glazed window to the front, a central heated radiator and fitted units.

## Bedroom Three

8' 7" x 5' 8" ( 2.62m x 1.73m )

Double glazed window to the rear and a central heated radiator.

## Bathroom

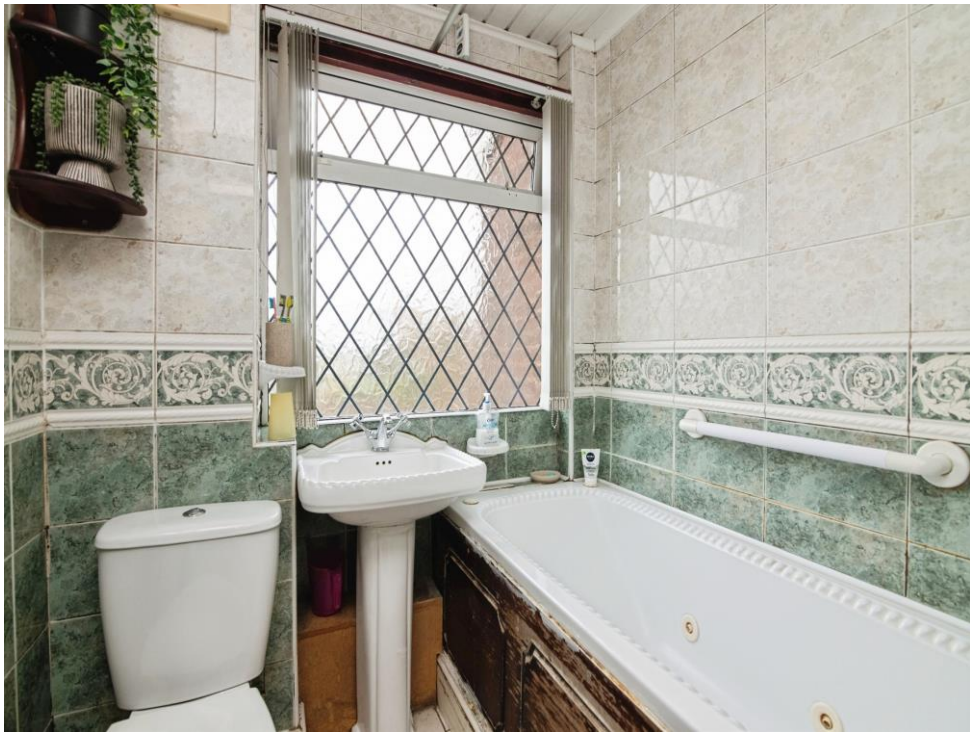
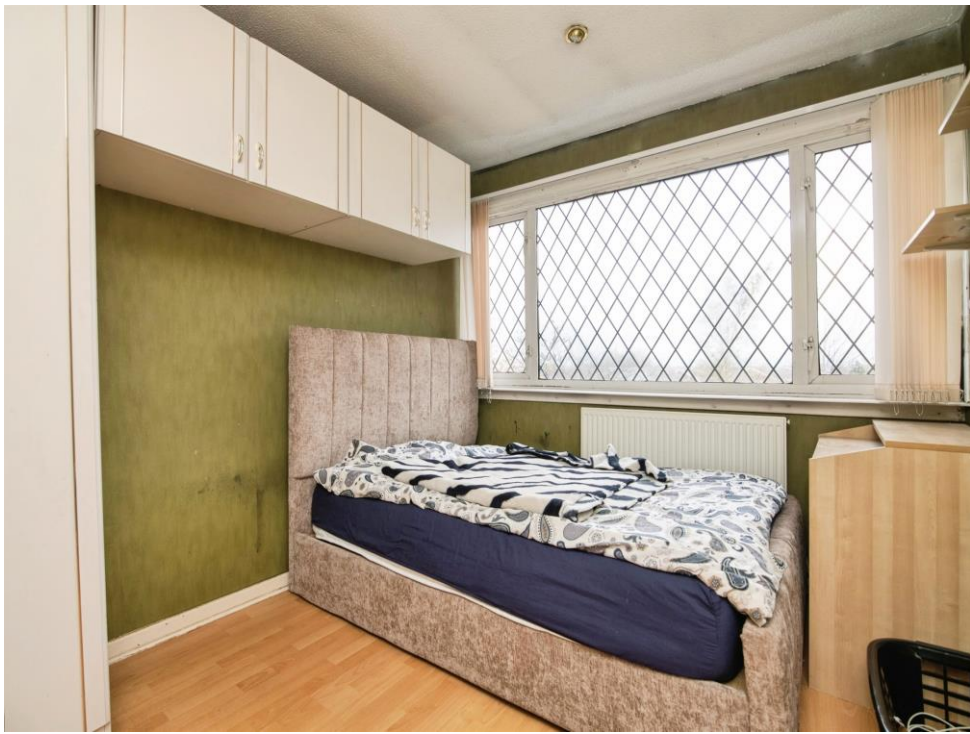
Fitted bathroom suite comprising of a fitted panel bath with shower over, WC wash hand basin, tiling, a central heated radiator and double glazed window to the front.

## Rear Garden

Low maintenance rear garden being slabbed throughout.













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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 WEST BROMWICH B70 8NS

EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

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