



Connells

Hill Top
WEST BROMWICH

Hill Top WEST BROMWICH B70 0SH

for sale offers in excess of
£240,000



Property Description

This beautifully presented family home is set within a quiet residential location. Hill Top 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 large spacious lounge leading to a separate dining area, the original kitchen plus an additional kitchen which is an extension. The rear garden offers a low maintenance space big enough for the whole family. 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!

Approach

The property is approached front garden given access to the entrance hall.

Lounge

13' 7" x 12' (4.14m x 3.66m)

With a double glazed window to the front, radiator, store cupboard and a gas fire place.

Dining Room

11' x 8' 3" (3.35m x 2.51m)

A radiator and an archway to the lounge area,

Kitchen

9' 8" x 8' 8" (2.95m x 2.64m)

A fitted kitchen to comprise a range of wall and base units with a fitted hob, dishwasher, radiator, work surfaces over, double glazed window and door to the rear.

Landing

Stairs rising from the hallway and access to the bedrooms and bathroom.

Bedroom One

15' 5" x 8' 6" (4.70m x 2.59m)

A double glazed window to the front, built in wardrobes and a radiator.

Bedroom Two

10' 8" x 7' (3.25m x 2.13m)

With a double glazed window to the front and radiator.

Bedroom Three

9' 2" x 9' 3" (2.79m x 2.82m)

With a double glazed window to the rear and a radiator.

Bathroom

6' 3" x 6' 1" (1.91m x 1.85m)

a modern bathroom suite to comprise of a shower cubicle, wash hand basin, low level

w.c, fully tiles and a radiator.

Garage

16' 2" x 8' 7" (4.93m x 2.62m)

With power, a window and an up and over door.

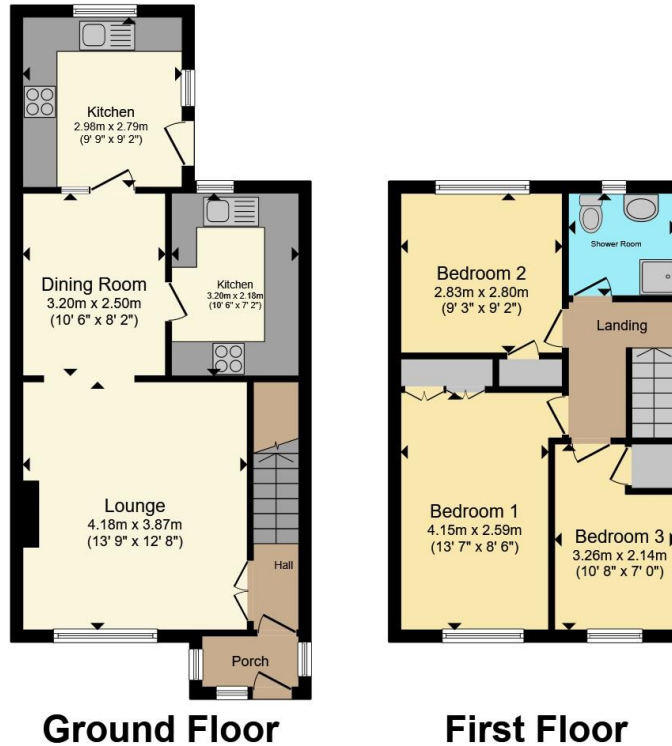
Rear Garden

a low maintenance rear garden with astro turf, outside tap and access to the garage.









Total floor area 84.2 m² (906 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311116



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Property Ref: WBW311116 - 0002