

for sale

offers in the region of **£75,000**



Hallam Court Hallam Street West Bromwich B71 4HT

****A GROUND FLOOR ONE BEDROOM APARTMENT WITHIN WALKING DISTANCE TO SANDWELL & GENERAL!**** Located on a main bus route with easy access to both West Bromwich and Great Barr! Perfect for either a first time buyer or down sizer! **CALL NOW TO ARRANGE YOUR VIEWINGS!**



Hallam Court Hallam Street West Bromwich B71 4HT

Entrance Hall

Main front door leading into the property, storage cupboard, storage heater and doors to;

Lounge

9' 4" max x 12' 4" max (2.84m max x 3.76m max)
Window to side and rear, storage heater.

Kitchen

9' 10" max x 5' 7" max (3.00m max x 1.70m max)
Fully fitted kitchen with a range of wall and base units with work surfaces over, stainless steel sink and drainer, oven and hob with cooker hood over, space for fridge freezer, space and plumbing for washing machine, part tiled, storage cupboard, windows to side and rear.

Bedroom

8' 6" max x 8' 11" into door (2.59m max x 2.72m into door)
Window to side.







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

To view this property please contact Connells on

T 0121 525 1177
E westbromwich@connells.co.uk

3 Astle Park
WEST BROMWICH B70 8NS

Property Ref: WBW311296 - 0002

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1020.00

Ground Rent: 10.00

view this property online connells.co.uk/Property/WBW311296

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 | www.rightmove.co.uk | www.zoopla.co.uk

