



Connells

connells.co.uk 0121 625 1177

FOR SALE

Connells

Bilhay Lane  
West Bromwich



## Property Description

We are delighted to be marketing this 3 bedroom mid-terraced home located within easy access to transport links and amenities. The property is perfect for first time buyers or someone looking to upsize from a smaller property. In brief the property comprises of entrance hall, through lounge, kitchen and 3 bedrooms with a family bathroom on the first floor

The property is within walking distance to Swan Lake Tram Stop giving easy access to both Birmingham City Centre and Wolverhampton City Centre. The high street and the New Square shopping centre are just a short walk/drive away too giving you an array of shops and amenities.

CALL NOW TO ARRANGE YOUR VIEWINGS!

## Entrance Hall

Double glazed door and window to the front, stairs to the first floor, storage cupboard and doors to the through lounge/dining room and kitchen.

## Through Lounge/Dining Room

20' 10" max x 11' 5" ( 6.35m max x 3.48m )

Double glazed window to the front, gas fire set in feature surround, TV point, central heated radiator and french doors to the rear.

## Kitchen

15' 3" x 9' 9" max ( 4.65m x 2.97m max )

Fully fitted kitchen comprising 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, space for cooker, cooker hood, wall mounted boiler, double glazed window to the rear and door to the rear garden.

## First Floor Landing

Stairs rising from the entrance hall and doors to;

## Bedroom One

12' 7" max x 9' 8" ( 3.84m max x 2.95m )

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

## Bedroom Two

10' 5" x 9' 10" ( 3.17m x 3.00m )

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

## Bedroom Three

6' 8" x 5' 10" ( 2.03m x 1.78m )

Double glazed window to the front and central heated radiator.

## Bathroom

Fitted bathroom suite comprising of a bath with shower over, vanity wash hand basin, low level WC, tiling to walls, towel rail and a double glazed window to the rear.

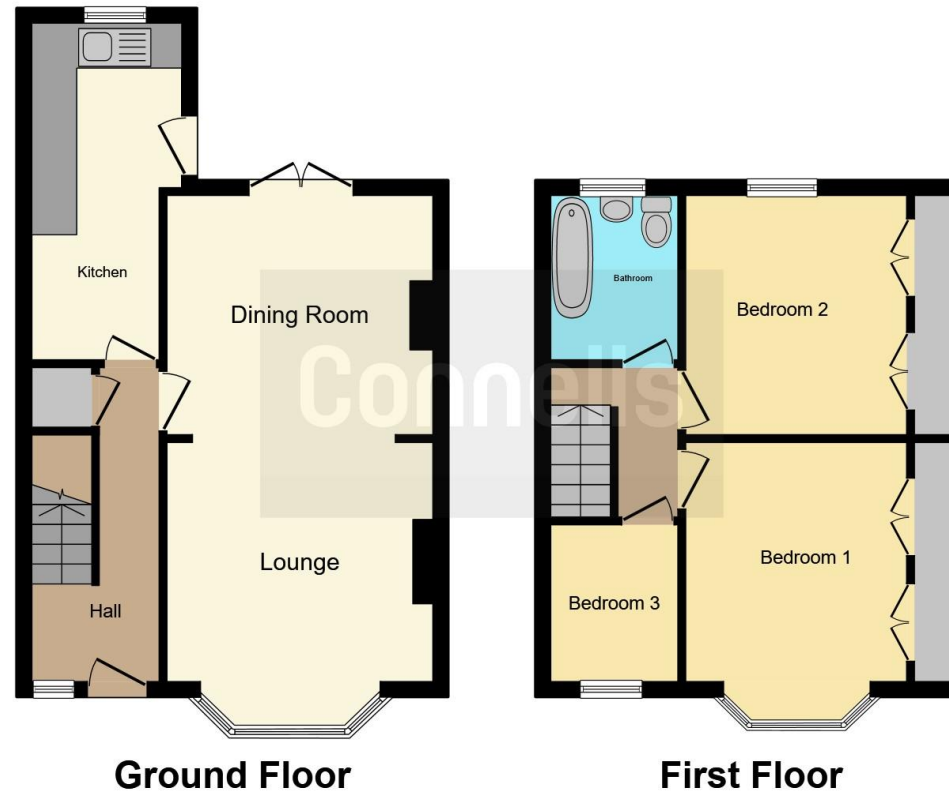
## Rear Garden

Raised slabbed patio area to the front, steps down to a grass lawn. Garden shed to the rear.









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

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3 Astle Park  
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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBW310706](http://connells.co.uk/Property/WBW310706)**



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.

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