



Connells

Trotters Lane
West Bromwich



Property Description

This beautifully presented traditional semi-detached 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 detached 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 three spacious bedrooms, two fitted bathrooms, two reception rooms and a large rear garden with the further potential to extend stp.

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

Approach

The property is approached via drop curb giving access to off road parking for several cars, detached garage and access to the front porch.

Hallway

With a door to front, stairs rising to first floor, access to the lounge and the kitchen.

Lounge

26' 11" x 10' 6" (8.20m x 3.20m)

With a double glazed window to the front, tv point, tel point, radiator and french doors opening to the rear garden.

Kitchen

15' 9" max x 15' 5" max (4.80m max x 4.70m max)

A range of wall and base units with inset sink drainer, plumbing for washing machine, gas point, tiled flooring, windows to the side and rear, door to the garage and the store.

Downstairs W.C

With a double glazed window to the side and a low level w.c.

Landing

With stairs rising from the hallway, double glazed window to the side and access to the bedrooms.

Bedroom One

13' x 10' 6" (3.96m x 3.20m)

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

Bedroom Two

12' 10" max x 9' 9" (3.91m max x 2.97m)

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

Bedroom Three

9' 3" x 6' 3" (2.82m x 1.91m)

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

Bathroom

A modern bathroom suite to comprise of bath with shower over, low level W.C, wash hand basin, double glazed window to the rear and a radiator.

Rear Garden

A large well maintained and landscaped rear garden with lawns, borders and mature plants and shrubs.









Total floor area 132.9 m² (1,430 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: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311393



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