



Connells

Hallam Street  
West Bromwich





## Property Description

This beautifully Victorian mid-terrace home is set within a key residential location. Hallam Street is within the heart of West Bromwich and benefits from having major bus links on All Saints as well as being walking distance to the local tram town centre tram stop. 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 shared side entrance then leading to a door to hallway. You have the benefit of two large reception rooms, fitted kitchen with plumbing and gas points and then access to the downstairs bathroom. To the first floor you have two double bedrooms and a smaller single/dresser, stairs then leading to the recently converted loft room which is big enough to be used as a bedroom but we hold no building regs for this.

OFFERING NO UPWARD CHAIN SO CALL US NOW TO ARRANGE YOUR VIEWINGS.

## Agents Note

There is an easement on the title, please enquire with the branch.

## Approach

You have a shared side entrance leading to the entrance hall and through to the rear garden.

## Front Lounge

14' 11" max x 11' 11" max ( 4.55m max x 3.63m max )

Double glazed bay window to the front, tv point, radiator and open fire place.

## Dining Room

13' max x 12' max ( 3.96m max x 3.66m max )

Double glazed window to the rear, radiator, Internet point, fitted unit, open fire place, stairs to the first floor and access to the kitchen.

## Kitchen

10' 10" x 7' 10" ( 3.30m x 2.39m )

With wall and base units, plumbing point, gas point, tiled splashback, double glazed window to the side, fitted cooker hood and access to the bathroom.

## Downstairs Bathroom

A modern fitted suite to comprises of bath, shower, w.c, wash hand basin, tiled, radiator and double glazed window to the side.

## Landing

Stairs rising from the dining room, access to the bedrooms and stairs rising to the loft.

## Bedroom One

13' 2" x 11' 11" ( 4.01m x 3.63m )

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

## Bedroom Two

9' 8" x 6' 9" ( 2.95m x 2.06m )

Double glazed window to the front and a radiator.

## Bedroom Three

8' 10" x 8' 8" ( 2.69m x 2.64m )

Double glazed window to the front and a radiator.

## Loft Room

12' 10" max x 10' 4" ( 3.91m max x 3.15m )

Currently used as a bedroom with stairs rising from the landing and a double glazed window to the rear.

## Rear Garden

Shared access from the side, slabbed patio area, lawn and shed for storage.















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

**T 0121 525 1177**  
**E [westbromwich@connells.co.uk](mailto:westbromwich@connells.co.uk)**

3 Astle Park  
 WEST BROMWICH B70 8NS

EPC Rating: C    Council Tax  
 Band: A

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WBW310811](http://connells.co.uk/Property/WBW310811)



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WBW310811 - 0002