



Connells

Hill Top
West Bromwich

Hill Top West Bromwich B70 0PS

for sale
£250,000



Property Description

The property offers well-proportioned accommodation throughout and would make an excellent family home or investment opportunity. To the ground floor, the property provides comfortable living accommodation together with a fitted kitchen. To the first floor are three bedrooms, with the master bedroom benefiting from a private en-suite shower room.

Externally, the property enjoys a driveway to the front providing valuable off-road parking, while the rear garden provides a pleasant outdoor space for relaxation and entertaining.

Located within easy reach of a range of local amenities, schools and transport links, the property is ideally positioned for both families and commuters.

Call us TODAY on 0121-552-2671

PLEASE NOTE THAT AN AML FEE IS CHARGEABLE ONCE AN OFFER IS ACCEPTED TO COVER THE COST OF CARRYING THE REQUIRED IDENTITY AND ANTI-MONEY LAUNDERING CHECKS.

Entrance Hall

Wall mounted radiator

Lounge

Double glazed doors to the rear and wall mounted radiator

Kitchen

11' 7" x 9' 2" (3.53m x 2.79m)

Wall and base units, integrated gas hob and oven, sink/drain, wall mounted radiator and double glazed window to the front

Landing Bathroom

Double glazed window to the front, wash hand basin/vanity, bath with mixer tap/over head shower, low level wc and wall mounted radiator.

Bedroom One

11' 6" x 9' 2" (3.51m x 2.79m)

Double glazed window to the front and wall mounted radiator.

En Suite

wash hand basin/vanity unit and low level wc

Bedroom Two

12' 10" x 9' 2" (3.91m x 2.79m)

Double glazed window to the rear and wall mounted radiator.

Bedroom Three

6' 1" x 9' 11" (1.85m x 3.02m)

Double glazed window to the rear and wall mounted radiator.

Rear Garden

Two tier low maintenance garden with outside tap and side access.

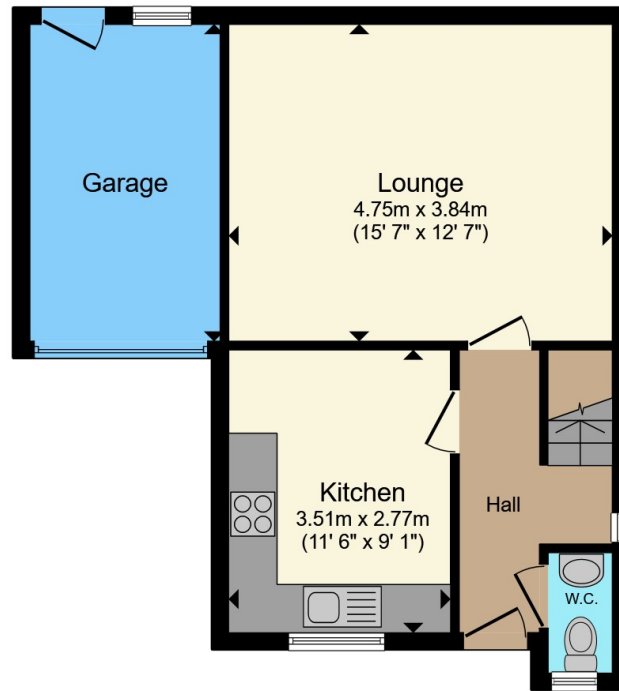
Garage

Converted garage with power and light,

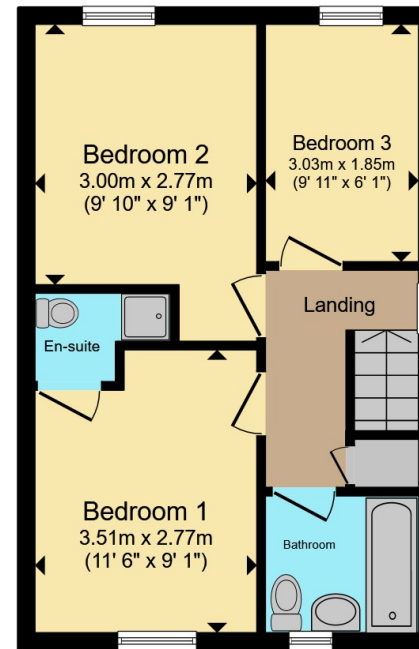








Ground Floor



First Floor

Total floor area 81.8 m² (880 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

Connells

To view this property please contact Connells on

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

3 Astle Park
 WEST BROMWICH B70 8NS

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311622



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

Property Ref: WBW311622 - 0002