



Connells

The Bantocks
West Bromwich

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West Bromwich B70 0PA

for sale offers in the region of
£375,000



Property Description

This detached family home holds great potential to become your forever home or an investment opportunity. The property is situated within a key location for major bus links on Hill Top, also being within walking distance to Black Lake tram stop giving you easy access to Birmingham City Centre and Wolverhampton. You have both Oldbury and West Bromwich town centres within close proximity with an array of shops and amenities to benefit from. Within catchment for both Phoenix Colligate and St Jons Bosco.

The property itself comprises of a large family reception room, dining room, kitchen diner with fitted appliances, downstairs wet room, separate utility, w.c and part converted garage. To the first floor you have four generously sized bedrooms with an upstairs bathroom suite, en suite to master and access to the loft space for storage.

CALL US TO ARRANGE YOU VIEWINGS.

On Approach

Set back from the roadside, the property features a tarmac driveway complemented by a wrap-around lawn to the side. Gated access leads through to the rear.

Entrance Porch

Featuring a double-glazed doors, double-glazed windows to both the front and side elevations, and a door providing access to the hal

Entrance Hall

Accessed via the entrance porch, with doors leading to the lounge and the converted garage, and stairs rising to the first floor.

Lounge

15' 7" x 13' 1" (4.75m x 3.99m)

Featuring a double-glazed bay window to the front, central heating radiator, TV point, and a door leading through to the dining room

Dining Room

13' 2" x 8' 8" (4.01m x 2.64m)

Featuring a double glazed window to the rear, a central heated radiator and doors leading through to the kitchen and shower room.

Shower Room

Comprising a double-glazed front window, shower cubicle, wash hand basin and low-level WC, with a central heating radiator, full tiling and extractor fan.

Kitchen

10' 11" x 10' 9" (3.33m x 3.28m)

Fitted kitchen offering a range of wall and base units with work surfaces over, stainless steel sink and drainer, tiled splashbacks, gas point and pantry. Double-glazed window to the rear and door leading through to the utility room and the converted garage.

Utility Room

6' 10" x 4' 9" (2.08m x 1.45m)

Benefitting from a double-glazed rear door and window, base units with work surface, space and plumbing for a washing machine, wall-mounted boiler and stainless-steel wash hand basin.

Wc

WC and double glazed window to the side.

Converted Garage

16' 3" x 8' (4.95m x 2.44m)

Featuring a double glazed window to the front and door to the entrance hall.

First Floor Landing

Stairs from the entrance hall, storage cupboard housing water tank, loft access and doors to;

Bedroom One

15' 8" x 10' 11" (4.78m x 3.33m)

Featuring a double glazed bay window to the front, a central heated radiator, fitted wardrobe and door leading through to the ensuite.

En Suite

Benefitting from a double glazed window to the front, fitted shower cubicle, wash hand basin , WC, and a central heated radiator.

Bedroom Two

13' 1" x 7' 11" (3.99m x 2.41m)

Featuring double glazed windows to the front and rear and a central heated radiator.

Bedroom Three

8' 7" x 8' 1" (2.62m x 2.46m)

Featuring a double glazed window to the rear and a central heated radiator.

Bedroom Four

9' x 7' 8" (2.74m x 2.34m)

Featuring a double glazed window to the rear and a central heated radiator.

Bathroom

Featuring a double glazed window to the side, fitted panel bath, wash hand basin, WC, central heated radiator and splash back tiling.

Rear Garden

Offering a slabbed front patio area, lawned garden and gated side access.









Ground Floor



First Floor

Total floor area 128.3 m² (1,381 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: Council Tax
 Awaited Band: D

Tenure: Freehold

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