



wortonkelly
Residential Sales & Lettings



HOLLYHEDGE ROAD, WEST BROMWICH

£115,000

Spacious and well presented first floor flat set within a very sought after location, offering two bedrooms, lounge/dining room, fitted kitchen, shower room. With the benefit of gas central heating, double glazing and a delightful communal rear garden and parking to the front.

EPC TBC

- First Floor flat
- Two Good Sized Bedrooms
- Lounge/Dining Room
- Fitted Kitchen
- Shower Room
- Gas Central Heating & Double Glazing
- Off Street Parking

Ground Floor

Entrance Hall

With UPVC door

First Floor Landing

Lounge/Dining Room

13' 6" x 12' (4.11m x 3.66m) With a double glazed window to front elevation, TV point, radiator, Gas fire with surround, ceiling rose with light fitting and door to:

Inner Hall

With doors off to

Kitchen

With a double glazed window to the rear elevation, a range of wall mounted and base fitted units incorporating, sink and side drainer, work surface, gas hob with cooker hood over, electric oven, space for washing machine, space for fridge freezer.

Bedroom One

11' 8" x 10' (3.56m x 3.05m) With a double glazed window to rear elevation, fitted wardrobes with side shelves and ceiling light point, radiator

Bedroom Two

11' 2" x 6' 4" (3.40m x 1.93m) With a double glazed window to rear elevation, radiator, loft hatch, Built-in cupboard housing central heating boiler, ceiling light point

Shower Room

With shower cubicle, tiling to walls, wash hand basin, low flush WC

Outside

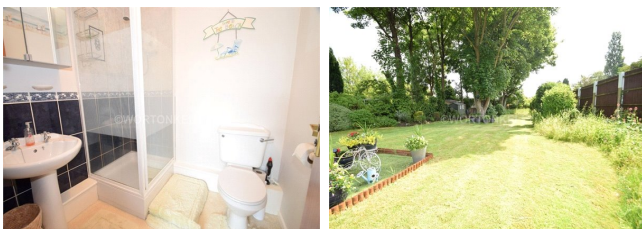
Fore Garden

Lawn and paved path, communal parking to front and

side access to rear garden.

Communal Rear Garden

Mature and well established with lawn and various shrubs, bushes, plants and ever greens.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C			(69 to 80) C	74	77
(55 to 68) D			(55 to 68) D		
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland	EU Directive 2002/91/EC	



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