



Hollyhedge Road  
 WEST BROMWICH  
 B71 3BS  
 £895 pcm

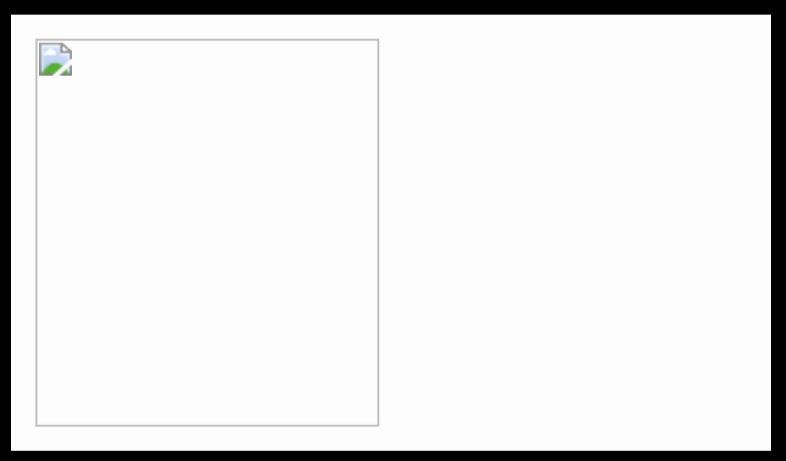


ESTATE AGENT IN  
 WEST BROMWICH

**GOLD WINNER**

★ ★ ★ ★ ★  
 2022

BRITISH  
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# Hollyhedge Road

WEST BROMWICH, B71 3BS

WK Property, your local award winning agent are pleased to offer this very well presented, first floor maisonette, set within a very sought after location, within walking distance of local amenities. Briefly comprising of two double bedrooms, a lounge/dining room, fitted kitchen, plus shower room.

This property further benefits from having double glazing and gas central heating throughout, as well as one allocated parking space with a communal garden to the rear.



## Ground Floor

### Entrance Hall

Having double glazed door unit to front elevation and double glazed window to side elevation, ceiling light point and carpet.

### Lounge

10' 06" x 13' 06" (3.20m x 4.11m) Having a double glazed window to front elevation, TV point, radiator, carpet, ceiling rose with light fitting and door to:

### Kitchen

8' 01" x 7' 10" (2.46m x 2.39m) Having a double glazed window to side elevation, a range of wall, base and drawer units with complimentary work surface over, stainless steel sink/drain, tiling to splash prone areas, electric oven and hob, cooker hood over, plumbing for washing machine and ceiling light point.

### Bedroom One

12' 05" x 10' 01" (3.78m x 3.07m) Having a double glazed window to rear elevation, fitted wardrobes with side shelves, radiator, ceiling light point, and radiator

### Bedroom Two

12' 08" x 6' 05" (3.86m x 1.96m) Having a double glazed window to rear elevation, radiator, loft hatch, built-in cupboard housing central heating boiler, carpet and ceiling light point

### Shower Room

Having a walk in shower cubicle, wash hand basin, low level WC, tiling to splash prone areas, extractor fan, heated towel rail and lino flooring.

### 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.

