

PROPERTY FOR SALE

Offers in region of £239,950



Whitgreave Street, West Bromwich, B70 9AZ

- THREE BEDROOMS
- SPACIOUS LOUNGE
- FITTED KITCHEN
- DOWNSTAIRS FAMILY BATHROOM WITH W.C.
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- FRONT DRIVEWAY AND REAR GARDEN
- LOCATED IN A SOUGHT AFTER AREA

Email: info@midlandwide.co.uk
Tel: 0121 525 8689



Office:
43 Lower High Street,
Wednesbury, WS10 7AQ



PROPERTY DESCRIPTION

Midlandwide are pleased to present to the market a well-apportioned three bedroom traditional Semi-detached residence. The property is conveniently positioned in this popular location and within close proximity to Ryders Green and Newtown primary schools and Secondary school George Slater Academy, close to transport links, metro tram service, West Bromwich High Street, Town Centre and local amenities. The property briefly comprises three bedrooms, lounge, Ground floor bathroom, kitchen, conservatory, a practical frontage with off road parking for two cars and large rear garden. The property benefits from UPVC double glazing, gas central heating. Viewing recommended.

The property is directly approached from public pavement leading to a paved front driveway and access is from the left hand side with stairs and hand rail leading to the front door.

LOUNGE: 4.21m x 3.73m

UPVC double glazed bay windows to the front elevation, wall mounted gas central heating radiator, ceiling fan with 3-way spotlights, power points and light switch, door leading to the kitchen and hallway



KITCHEN: 3.53m x 2.46m

Having a Range of Wall mounted and base units with roll top edge work surfaces over, built-in electric oven with 4x burner gas hob, 4 point rail spotlight, UPVC double glazed windows to the side and rear elevation, wall mounted gas central heating radiator, under stairs storage housing the boiler, sliding doors leading to the conservatory and door off to the bathroom

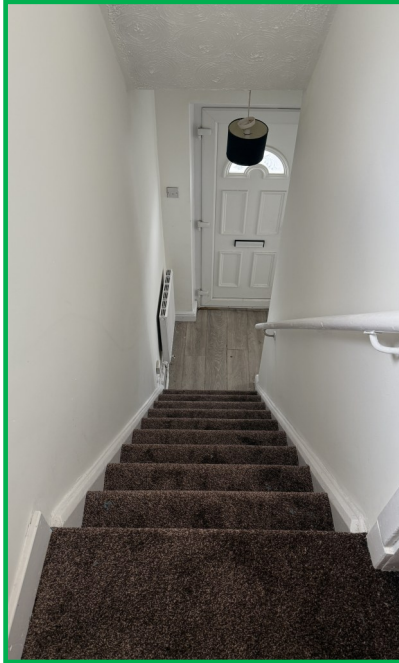
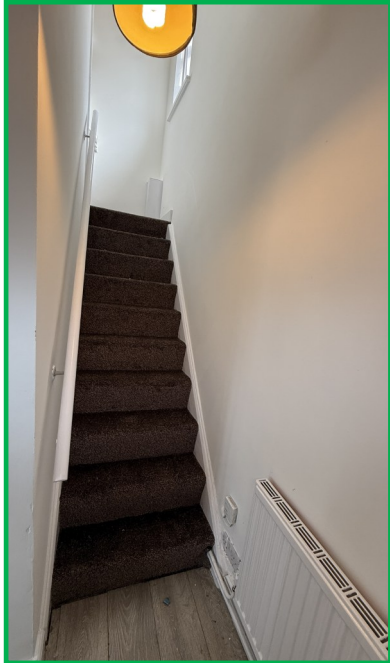
BATHROOM WITH W.C: 1.48m x 2.45m

White panelled bathtub, wall mounted pedestal hand wash basin, white low level flush W.C, UPVC double glazed windows to the rear elevation

CONSERVATORY: 3.40m x 2.32m

Wall mounted light point, wall mounted gas central heating radiator, providing access to the garden via sliding patio door.





For further details and photos of the property, please visit www.midlandwide.co.uk. Alternatively please visit our office at 43 Lower High Street, WS10 7AQ

BEDROOM-1: 4.23m x 2.82m

UPVC double glazed windows to the front elevation, wall mounted gas central heating radiator, ceiling light point, power points and light switch.

CLOAKROOM: white low level toilet, white wash basin



BEDROOM-2: 2.51m x 3.41m

UPVC double glazed windows to the rear elevation, wall mounted gas central heating radiator, ceiling spotlight, power points and light switch.



BEDROOM-3: 2.56m x 2.50m

UPVC double glazed windows to the rear elevation, wall mounted gas central heating radiator, ceiling light point, power points and light switch.

GARDEN:

Paved half way and mainly laid to lawn for the remaining section, boundary wooden fence panels and wood built outbuilding



Tenure: We have been informed by the vendor that the property is freehold. (Please note, the details of the tenure should be confirmed by any prospective purchasers solicitor)

Council tax band: Band A

Fixture and fittings: Fitted carpets and fitted kitchen included within the sale

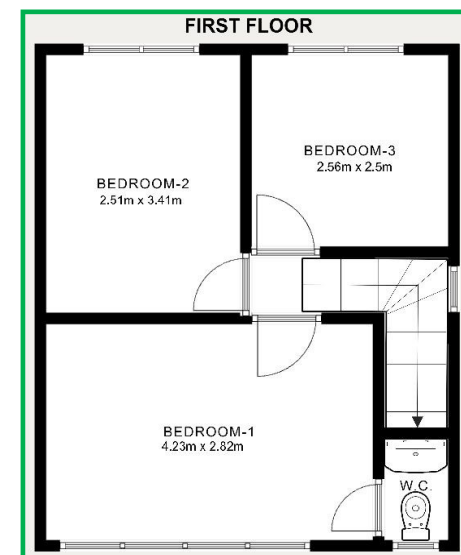
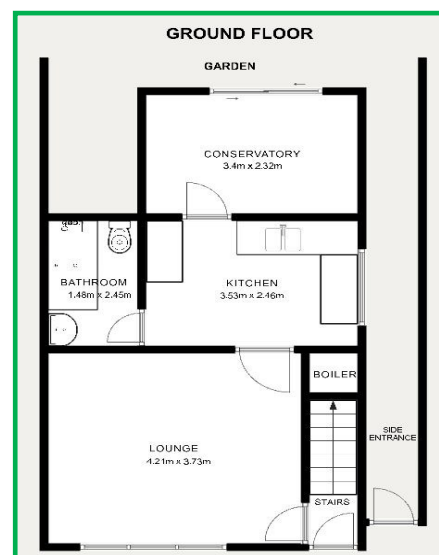
Viewing: Highly recommended through Midlandwide Estate agents, please call 0121 525 8689 or email info@midlandwide.co.uk

Location : Whitgreave Street, West Bromwich, B70 9AZ

Agent's Notes: The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify they are in good working order. The buyer is advised to obtain verification from their solicitors.

Property Misdescription Act 1991: The agent has not checked the documentation to verify legal status of the property. A buyer must not assume the information is correct, until his/her own solicitor has verified it. The measurements supplied are for the general guidance only, and as such: the condition of the structure is not implied upon the photograph of the property. The sales particulars may change in the course of time, any interested party is advised to make a final inspection of the property prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.