



angelestates
your housing guardians

**STANWAY ROAD, WEST BROMWICH
WEST MIDLANDS, B71 1RW**



MUCH IMPROVED TWO BEDROOM END-TERRACED PROPERTY IS NOW AVAILABLE 'FOR SALE' WITH 'NO UPWARD CHAIN'. IDEALLY SUIT FIRST-TIME BUYER LOOKING FOR A HOME IN 'TURN-KEY CONDITION' NEARBY LOCAL AMENITIES. CALL TO ARRANGE YOUR VIEWING SOON & 'MAKE US AN OFFER'!

- END-TERRACED PROPERTY
- GAS CENTRALLY HEATED
- THROUGH RECEPTION ROOM
- UPSTAIRS BATHROOM
- NO UPWARD CHAIN
- TWO BEDROOMS
- FULLY DOUBLE GLAZED
- MODERN FITTED KITCHEN
- DRIVE & SINGLE GARAGE
- ENERGY RATING – D (67)

For Sale: Offers in Excess of £235,000

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Entrance:

From pavement, recently block paved frontage provides potential off-road parking for a minimum of one vehicle. Metal gates to side leads onto communal driveway with access to rear garden and single garage. From front, double glazed door leads into:-

Hallway:

Carpeted flooring. Panelled door to side leads into:-

Open-plan Reception/Dining Room: 23'1" (max, into bay) 10'3" (min) x 12'4" (max) 9'4" (min)

Carpeted flooring, two pendant light fittings to ceiling, two single panel radiators, double glazed bay window to front elevation and double glazed 'French Doors' to rear. Panelled door to side leads into:-

Kitchen: 10'6" x 5'6"

Fully tiled flooring, enclosed light to ceiling and double-glazed window to rear elevation. Kitchen comprises of:- Range of modern 'high-gloss finished' kitchen base, drawer, larder and wall units with work surfaces, partly tiled walls as splashback, inset single bowl sink, drainer and mixer tap (within larder unit, wall mounted 'Main' central heating combination boiler). Built-in electric oven, four-ring burner gas hob and modern-styled extractor hood above. Space and plumbing provided for under counter appliance.

Open access to side, leads into **Under Stairs Storage** with tiled flooring, wall mounted shelving, light fitting to ceiling, double glazed window with obscured glass to side elevation, fuse board, electric and gas meters

From hallway, carpeted stairs with handrails to both walls, leads up to first floor landing with single panel radiator, double glazed window with obscured glass to side elevation, pendant light fitting and access to loft space. Panelled door towards front, leads into:-

Bedroom One (Front): 11'10" x 10'5"

Carpeted flooring, pendant light fitting to ceiling, single panel radiator and double-glazed window to front elevation. From landing, panelled door to rear leads into:-

Bedroom Two (Rear): 10'6" x 9'3" (max) 8'7" (min)

Carpeted flooring, pendant light fitting, single panel radiator and double-glazed window to rear elevation overlooking rear garden. From landing, panelled door to rear leads into:-

Family Bathroom: 7'4" x 5'6"

Vinyl tiled flooring, enclosed lighting to ceiling, extractor fan to wall, chrome heated towel rail and double-glazed window with obscured glass to rear elevation. Suite comprises of:- panelled bath with shower tap attachment and concertina (folding) shower screen above, fully tiled walls surrounding bath and shower area, combination unit with low level flush toilet, vanity unit with single bowl sink and mixer tap above.

Rear Garden:

From rear of property, French Doors with steps down onto full width paved patio area. Step to side leads up to gated access to communal driveway and single garage beyond. Low level retaining wall with central steps leads to upper tier of garden mostly laid as lawn with floral border to left-hand side containing various shrubs and bushes. Central pathway from patio leads directly towards wooden door and provides direct access into:-

Single Garage: 15'7" x 9'9" (Door Width: 8'8")

Metal 'up and over' entrance door, concrete flooring and single glazed window to side elevation (currently no power or lighting).

Services:

All mains gas, electricity and water are connected; none of these services have been tested during our inspection.



THE PROPERTY MISDESCRIPTIONS ACT 1991

We confirm that to the best of our knowledge all statements in these particulars are correct. They have been checked and agreed by the seller. However we would advise that the statements have been based upon verbal information given and understood, but without reference to the appropriate body, ie Local Authority, Planning Department, etc. Accordingly we suggest that any matter of concern should be checked by a professional adviser prior to purchase.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor prior to purchase.

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Tenure:

We are advised that the property is **Freehold**, confirmation of which should be obtained by reference to the title deeds.

Local Authority Charge: (Financial Year 2025-26)

The property has been 'Banded A' (information correct as per Valuation Office Agency website) and falls under the jurisdiction of **Sandwell Metropolitan Borough Council**. For the current financial year (subject to annual increment) council tax charges are **£1,422.30 per annum**.

Energy Performance Rating: D (67)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Are You Looking for Mortgage Advice??

Ring **0121-448-0717** and speak to our mortgage advisor for 'best advice' and 'whole of market' quotations from leading banks and building societies.

Money Laundering:

We have procedures in place and controls which are designed to prevent money laundering through the purchase of the property. Should we suspect that a supplier, customer, client or employee is committing a money laundering offence as defined by the **Proceeds of Crime Act 2002**, we will in accordance with our legal responsibilities disclose any information and suspicion to the National Crime Intelligence Service.

Additional Photographs:

Lounge/Dining Room:



Fitted Kitchen:



Rear Garden:



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