



## 00 Griffiths Road, West Bromwich, B71 2EJ

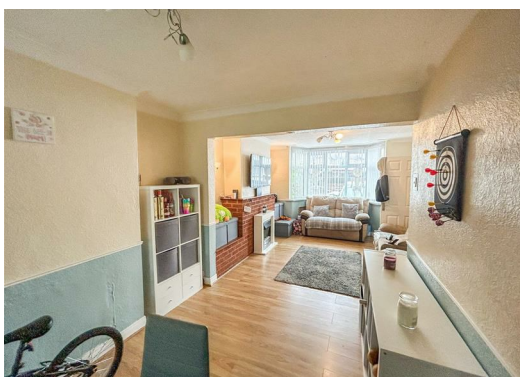
### Offers in excess of £195,000

**\*\* OFFERED WITH NO ONWARD CHAIN \*\***

A superb chance to purchase this spacious mid terrace home, with three bedrooms and located in West Bromwich and within convenient reach of the city centre of Birmingham. The location is central also for access to the M6 and near by railway station providing east to commute. West Bromwich is a market town in the county of West Midlands and has plenty of surrounding shops, bars, restaurants, school and leisure facilities. You can also enjoy pretty canal walks a short distance away.

The accommodation on offer briefly consists: Entrance, living room opening to dining with bay fronted window. Kitchen/diner fitted with base and wall units and access to the rear. Utility/store area. Stairs then lead to the first floor landing with three bedrooms and house bathroom.

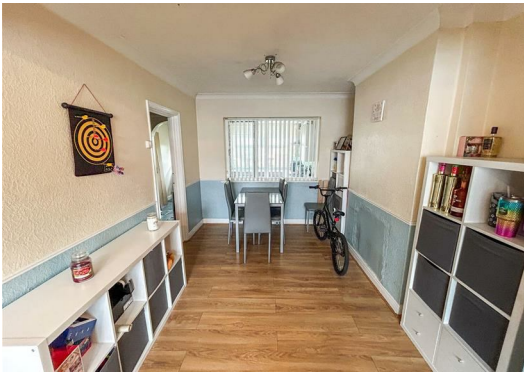
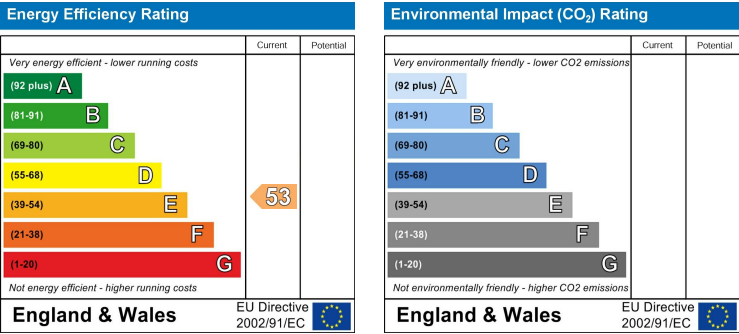
Outside at the front is an area for off road parking and to the rear a garden laid with lawn.





Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB  
Tel: 0113 892 1166  
sales@goodmove.co.uk  
www.goodmove.co.uk