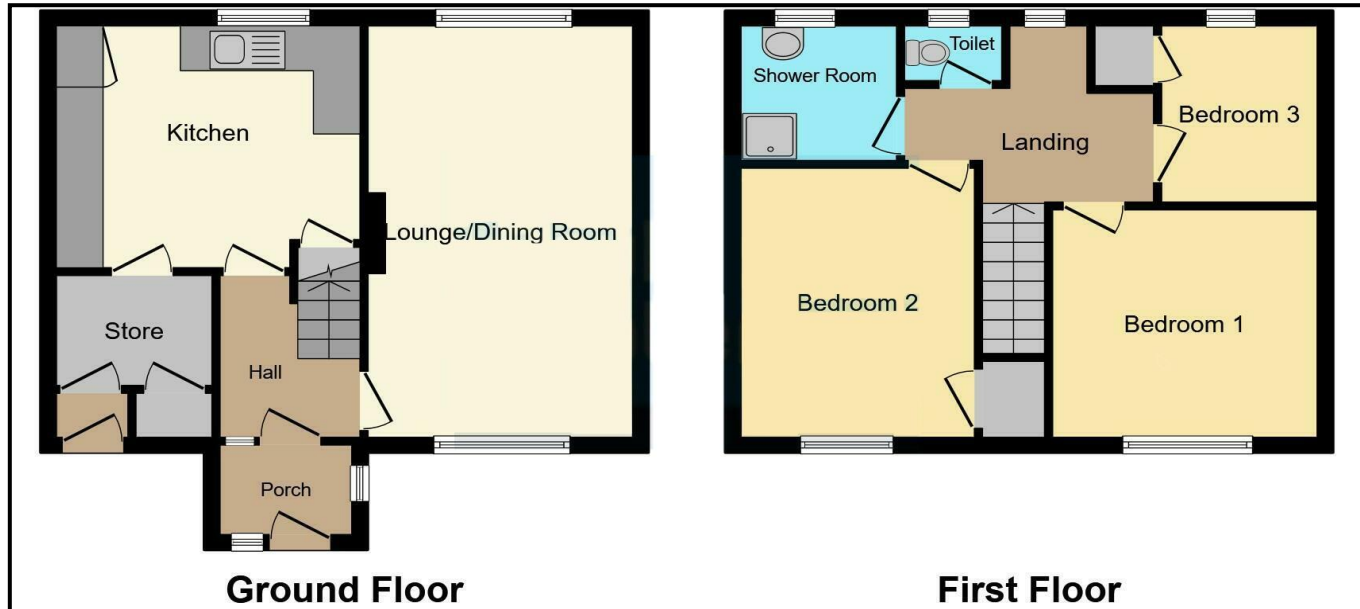
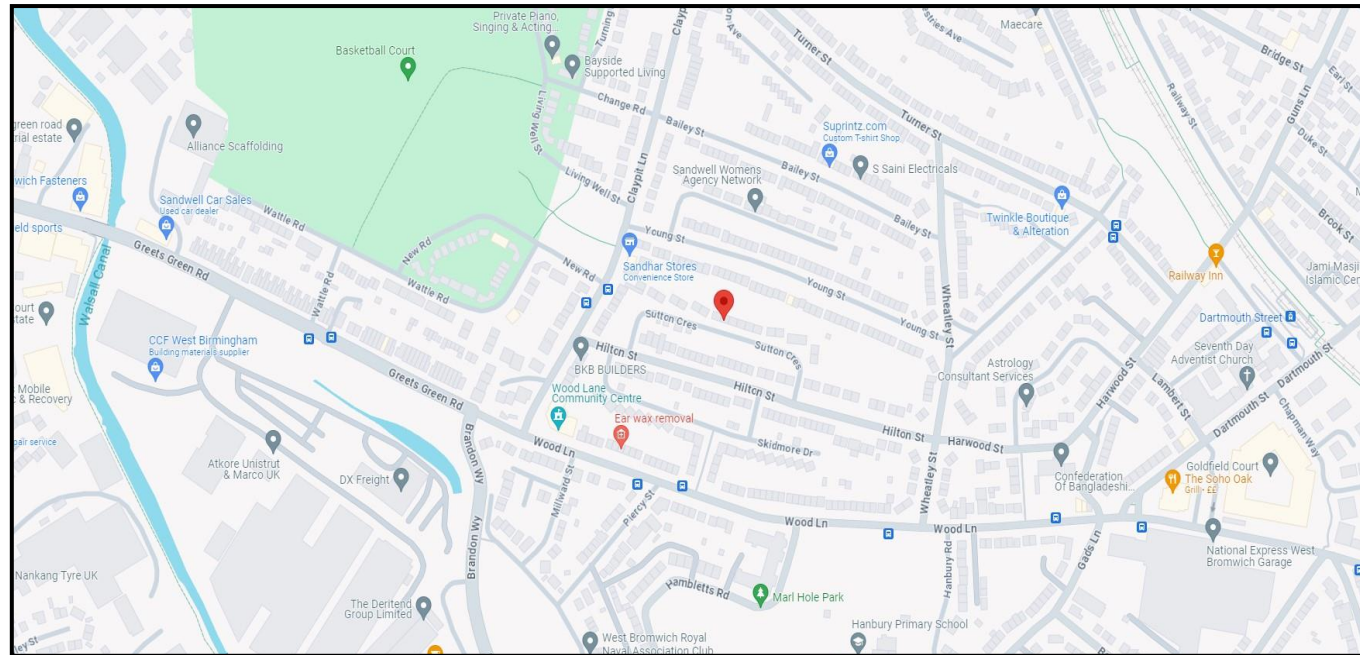


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Plascom One Ltd as Innovate Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Plascom One Ltd trading as Innovate Estate Agents or the vendors.

Equipment: Plascom One Ltd trading as Innovate Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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Sutton Crescent, West Bromwich, West Midlands, B70 9TS

£225,000

Innovate Estate Agents are pleased to present this **NEWLY REFURBISHED THREE BEDROOM MID TERRACED PROPERTY** situated in West Bromwich! The property boasts of fore garden, front entrance porch, entrance hallway, **LOUNGE, FITTED KITCHEN**, store room, family bathroom with separate W/C, rear garden, double glazing and gas central heating throughout! Thanks to its convenient location the property has easy commute to a range of day to day amenities, educational facilities and transport links such as Hanbury Primary School, George Salter Academy (GSA), Greets Green Park, Dartmouth Street Tram Stop, Sandwell & Dudley Train Station and M5 (Junction 1). EPC Rating: C. Council Tax Band: B. Admin Fees May Apply.



Approach	The property is approached via steps leading up to front entrance porch door and door to storage room.
Front Entrance Porch	Having wall light point and door leading into entrance hallway.
Entrance Hallway	Having ceiling light point, gas central heating radiator, wood effect laminate flooring, doors leading into lounge and fitted kitchen and stairs rising to first floor landing.
Lounge	17' 11" x 10' 10" (5.456m x 3.311m) Having ceiling light point, power points, gas central heating radiator, double glazed windows to front and rear elevations and feature gas fire with decorative surround.
Fitted Kitchen	Having ceiling spotlights, power points, double glazed window to rear elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap above, integrated four ring gas hob with cooker hood above and oven below, plumbing for washing machine, tiling to walls, wood effect laminate flooring, door leading to lobby and door to rear garden.
Lobby/Storage Room	Having ceiling light point, power points and door leading to storage cupboard and door to front.
First Floor Landing	Having ceiling light point, access to loft space, double glazed window to rear elevation and doors leading into all bedrooms, shower room and separate W/C.
Bedroom One	10' 1" x 12' 1" (3.084m x 3.677m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Bedroom Two	11' 0" x 12' 1" (3.341m x 3.677m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Bedroom Three	7' 11" x 8' 0" (2.409m x 2.433m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Shower Room	Having ceiling light point, gas central heated towel radiator, obscure double glazed window to rear elevation, bathroom suite comprises of corner shower cubicle with thermostatic shower and shower head attachment above, vanity hand wash basin with mixer tap, tiling to walls and floor.
Separate W/C	Having ceiling light point, tiled flooring, obscure double glazed window to rear elevation and low level W/C.
Rear Garden	The rear of the property comprises of paved patio area laid to lawn and fencing its perimeters.