

for sale

offers over **£140,000**



## Clifford Road West Bromwich B70 8JT

This well maintained home is ideal for a first time buyer. The two bedroom property is located within a cul-de-sac and is not too far away from Sandwell & Dudley train station offering easy access into Birmingham City. The property is situated on a good sized plot and comes with a large garage.





# Clifford Road West Bromwich B70 8JT

## Entrance Porch

Having the main front door leading into the property.

## Lounge

12' 3" x 11' 8" into recess excluding doorway (3.73m x 3.56m into recess excluding doorway)

Having a window to the front, radiator, telephone point, TV point, gas fire and surround, doors leading into the porch and kitchen and stairs rising to the first floor.

## Kitchen

Having a range of fitted wall and base units with surfaces over, one and a half stainless steel sink and drainer, integrated electric

oven with gas hob and cooker hood over, plumbing facilities for a washing machine, fitted breakfast bar, storage cupboard housing both meters, tiled floor and french doors leading into the conservatory.

## Conservatory

9' 5" x 9' 11" (2.87m x 3.02m)

Having doors leading into the kitchen and rear garden and being of a UPVC construction.





## First Floor Landing

Having a window to the side and doors leading to all rooms.

## Bedroom One

12' 6" into recess x 11' 10" into recess (3.81m into recess x 3.61m into recess)

Having a window to the front, radiator and a storage cupboard.

## Bedroom Two

9' 1" x 8' 3" (2.77m x 2.51m)

Having a window to the rear, radiator and storage cupboard housing the boiler.

## Shower Room

Having a window to the rear, radiator, fitted double shower cubicle, low level wc, wash hand basin, laminated flooring and tiling to splash prone areas.

## Rear Garden

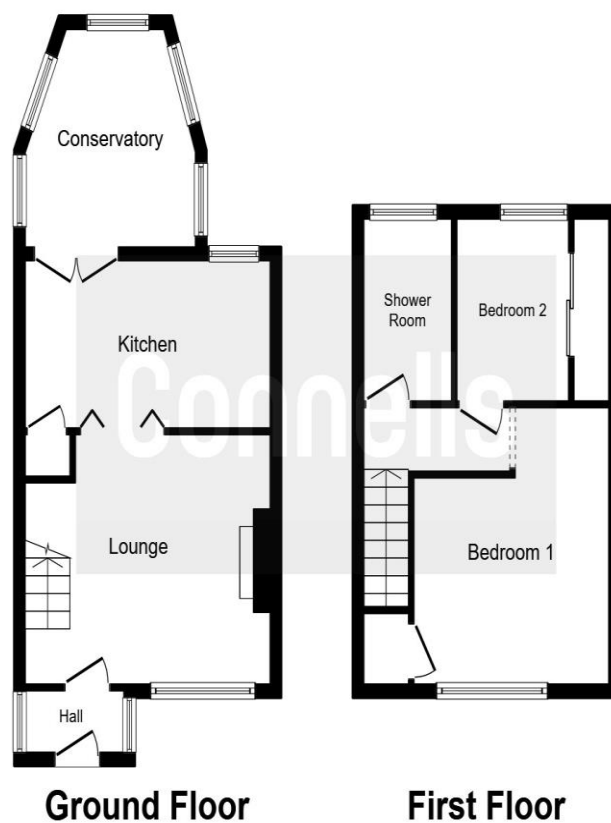
Having side gated access and being of a split level with a split level pebbled patio area having steps leading up to a lawn. There is a further pebbled patio and two wooden shed and also access to the garage.

## Garage

17' 7" x 17' 1" (5.36m x 5.21m)

Having an up and over door, lighting and power points.





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Property Ref: WBW307334 - 0002

**Tenure:** Freehold

**EPC Rating:** Awaited

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