



Connells

Emily Street
West Bromwich



Property Description

This Victorian property holds great potential to become a family home or an investment opportunity. The property is situated within a key location for major bus links on Bromford Lane, also being within walking distance to Sandwell & Dudley train station giving you easy access to Birmingham City Centre and Wolverhampton. You have both Oldbury and West Bromwich town centres within close proximity with an array of shops and amenities to benefit from.

The property itself comprises of two reception rooms, kitchen and downstairs W.C utility room, to the first floor you have three generously sized bedrooms with an upstairs bathroom with access to the loft space for storage.

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Entrance Porch

Double glazed window to and door to the front and door to entrance hall.

Entrance Hall

Stairs to first floor, radiator and doors to reception room and lounge.

Reception Room

11' 7" max x 13' 6" max (3.53m max x 4.11m max)

Double glazed window to the front, TV point, radiator and gas fire with feature surround.

Lounge

12' 10" x 13' 3" (3.91m x 4.04m)

Double glazed window to the rear, radiator, TV and telephone points and door to kitchen.

Kitchen

9' x 13' (2.74m x 3.96m)

Fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, plumbing and gas points, radiator, two double glazed windows to the rear, door to cellar and door to utility.

Utility

5' 4" x 8' 4" (1.63m x 2.54m)

Double glazed door and window to the rear, work surface, sink, plumbing points and radiator.

Wc

WC, wash hand basin and radiator.

First Floor Landing

Storage cupboard, loft access and doors to;

Bedroom One

16' 5" x 11' 2" (5.00m x 3.40m)

Two double glazed window to the front, radiator, TV point and feature fire place.

Bedroom Two

10' x 13' 3" (3.05m x 4.04m)

Double glazed window to the rear, TV point, radiator and feature fire place.

Bedroom Three

9' max x 9' (2.74m max x 2.74m)

Double glazed window to the rear, feature fire place, TV point and radiator.

Bathroom

Double glazed window to the rear, bath with shower over, tiled throughout, WC, wash hand basin and radiator.

Rear Garden

Slabbed patio area to the front housing green house, grass lawn to the rear, side and rear gated access.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

view this property online connells.co.uk/Property/WBW309876

Tenure: Freehold



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