for sale

offers in the region of

£200,000 Freehold



Caroline Street West Bromwich B70 8LB

- Energy Rating: Awaited
- TWO RECEPTION ROOMS
- INVESTMENT OPPORTUNITY
- TWO GENEROUSLY SIZED BEDROOMS
- BATHROOM UPSTAIRS







# **Property Details**

#### **Entrance Hall**

Door to the front, storage cupboard, central heated radiator and two telephone point.

#### **Reception Room** 11' 2" x 11' (3.40m x 3.35m)

Double glazed window to the front and central heated radiator.

#### **Lounge/Diner** 14' 10" x 11' 11" ( 4.52m x 3.63m )

Double glazed window to the rear, central heated radiator, telephone and TV points and stairs to first floor.

## **Kitchen** 11' 11" x 7' 7" ( 3.63m x 2.31m )

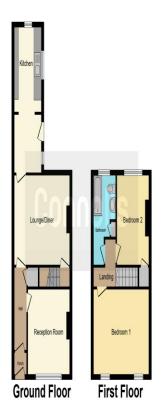
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer, gas point, plumbing point and two double glazed windows to the rear.

## **Utility Room**

Double glazed window and door to the rear.

## First Floor Landing

Doors to;



This floor plan is for illustrative purposes only, it is not drawn to scale. Any measurements, floor areas (notuding 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.focalegent.com

## **Bedroom One** 14' 4" x 11' 2" ( 4.37m x 3.40m )

Two double glazed windows to the front, TV point and central heated radiator.

#### **Bedroom Two** 12' x 8' 6" ( 3.66m x 2.59m )

Double glazed window to the rear.

#### **Bathroom**

Double glazed window to the rear, bath with shower over, storage cupboard housing boiler, wash hand basin, WC and central heated radiator.

## Rear Garden

Grass lawn, slabs and garden shed.

To view this property please contact Connells on

T 0121 525 1177 E westbromwich@connells.co.uk

3 Astle Park WEST BROMWICH B70 8NS

Tenure: Freehold

**EPC** Rating: Awaited

Property Ref: WBW310086 - 0002

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