



Connells

Wordsworth Street
West Bromwich



Property Description

This property is within close proximity to Sandwell Hospital & Hargate Primary School and offers all of the amenities you could need from a 24hr Tesco & Petrol Station to the shops, bars and restaurants of New Square. The area is known locally as The Tantany and home to mostly families, which would make this this ideal purchase for a small family or first time buyers.

The property briefly comprises of through lounge, fitted kitchen, double bedrooms and a newly fitted bathroom.

CALL NOW TO ARRANGE YOUR VIEWINGS!

Entrance Porch

Double to the side, windows to the front and side and door to entrance hall.

Frontage

Access to the front of the property via drop curb, giving access to a driveway which is gravelled.

Entrance Hall

Stairs to first floor and doors to kitchen and lounge/dining room.

Lounge/Dining Room

19' 8" x 10' 6" max (5.99m x 3.20m max)
Double glazed windows to the front and rear,

electric fire with feature surround and central heated radiator.

Kitchen

11' 8" x 7' 6" (3.56m x 2.29m)
Fitted kitchen comprising of a range of wall and base units, work surfaces, stainless steel sink and drainer, splash back tiling, gas point, pantry, double glazed window to the side and double glazed door to the rear garden,

First Floor Landing

Stairs from entrance hall, airing cupboard housing boiler, loft access and doors to;

Bedroom One

16' 7" x 9' (5.05m x 2.74m)
Two double glazed windows to the front and central heated radiator.

Bedroom Two

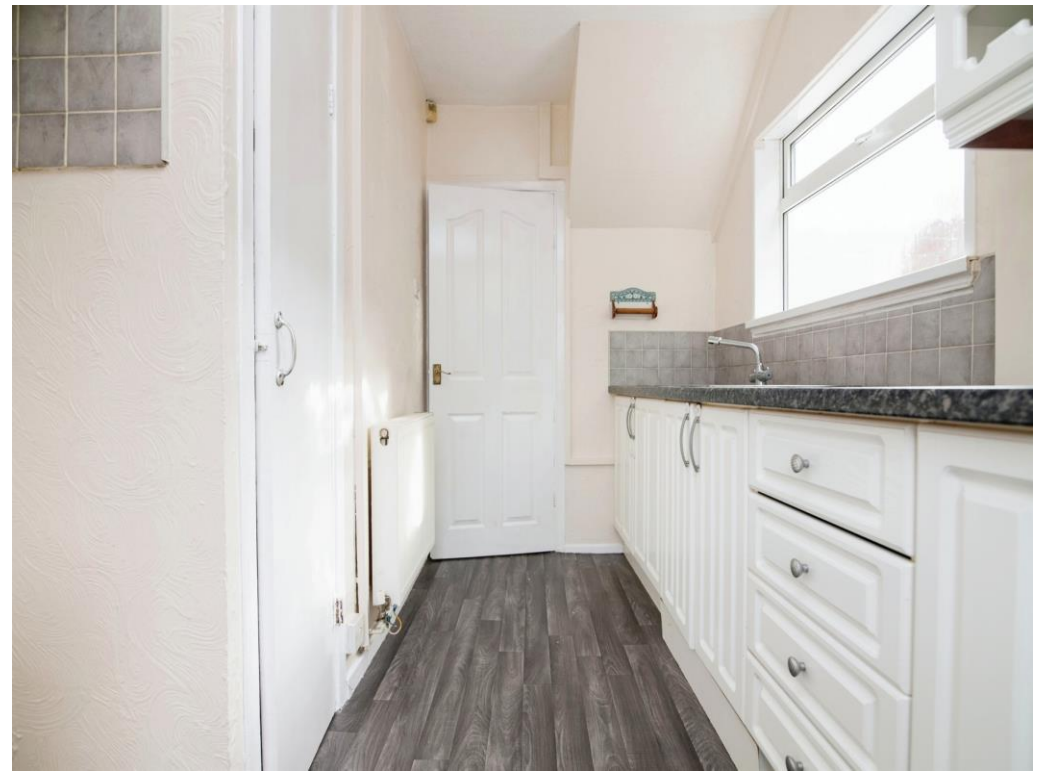
10' 8" x 9' 9" (3.25m x 2.97m)
Double glazed window to the rear and central heated radiator.

Bathroom

Fitted panel bath with shower over, wash hand basin and WC combination unit, part tiled, heated towel rail and double glazed window to the rear.

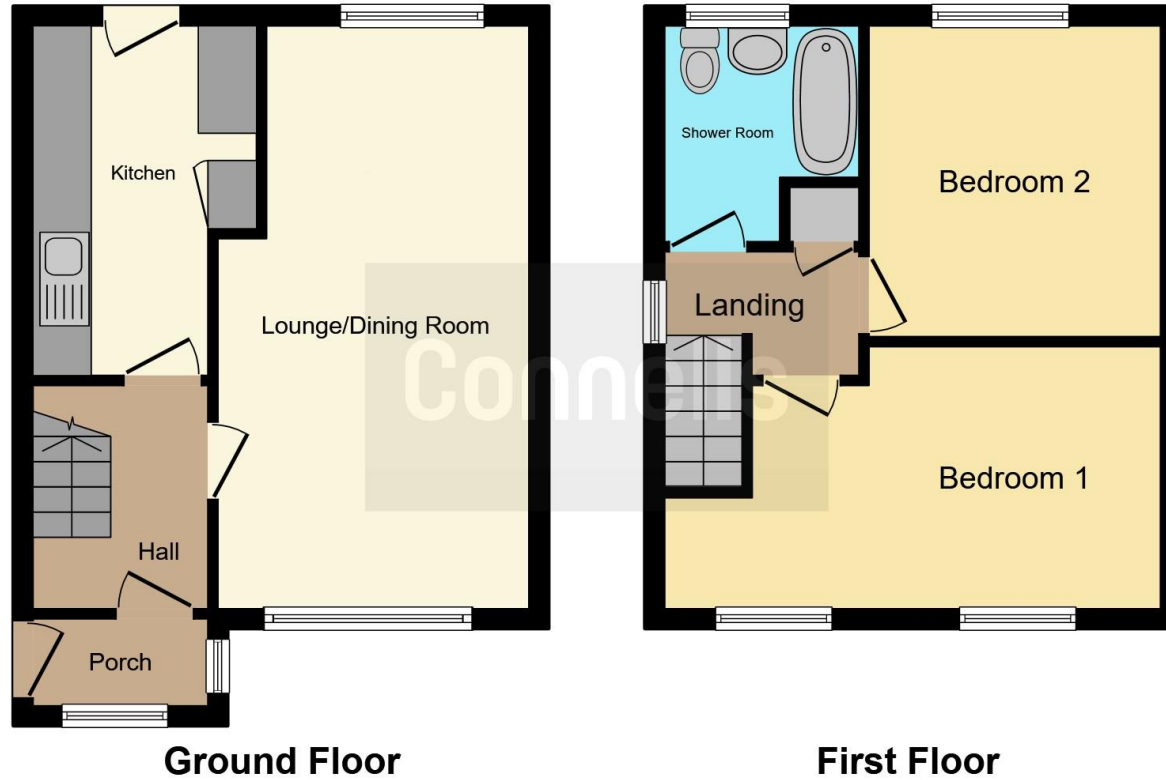
Rear Garden

Block paved patio area to the front, grass lawn and garden shed.









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

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Tenure: Freehold



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