



Connells

Princes Gate
West Bromwich

Princes Gate West Bromwich B70 6HU

for sale
£130,000



Property Description

Positioned less than half a mile from New Square Shopping Centre buyers couldn't ask for a more ideal location, especially if it's for ease and access to amenities that you're looking for. Being best suited to a first time buyer, someone looking to downsize, or even an investor, the property is relatively well maintained and would generate approx £10200 rental income annually at £850pcm. Parking is to the rear of the building and for anyone who doesn't drive, the Metro Station is just a few moments away with Trinity Street Metro Station being within close proximity. Being an all electric property, landlords need not worry about that all important gas certificate for tenancies. The property briefly comprises of an entrance hallway with intercom system to gain entry into the building, a spacious lounge, fitted kitchen with some integral appliances, bathroom and two bedrooms and en suite to master.

Entrance Hall

Access via a door from the communal hall, storage cupboard and doors to lounge/dining room, bedroom one, bedroom two and bathroom.

Lounge/Dining Room

14' 5" x 12' 6" (4.39m x 3.81m)

Double glazed windows to the rear and side with secondary glazed, electric fire with feature surround, TV and telephone points and door to kitchen.

Kitchen

11' x 7' 3" (3.35m x 2.21m)

Fitted kitchen comprising of a range of wall and base units with work surfaces over, tiling, sink and drainer, plumbing point, integrated oven and hob with cooker hood over and double glazed window to the side.

Bedroom One

12' 11" x 8' 5" (3.94m x 2.57m)

Double glazed window to the rear and door to ensuite.

En Suite

Fitted shower cubicle, tiling, wash hand basin, WC, extractor fan, electric heater.

Bedroom Two

10' 11" x 6' 7" (3.33m x 2.01m)

Double glazed window to the rear and secondary glazing.

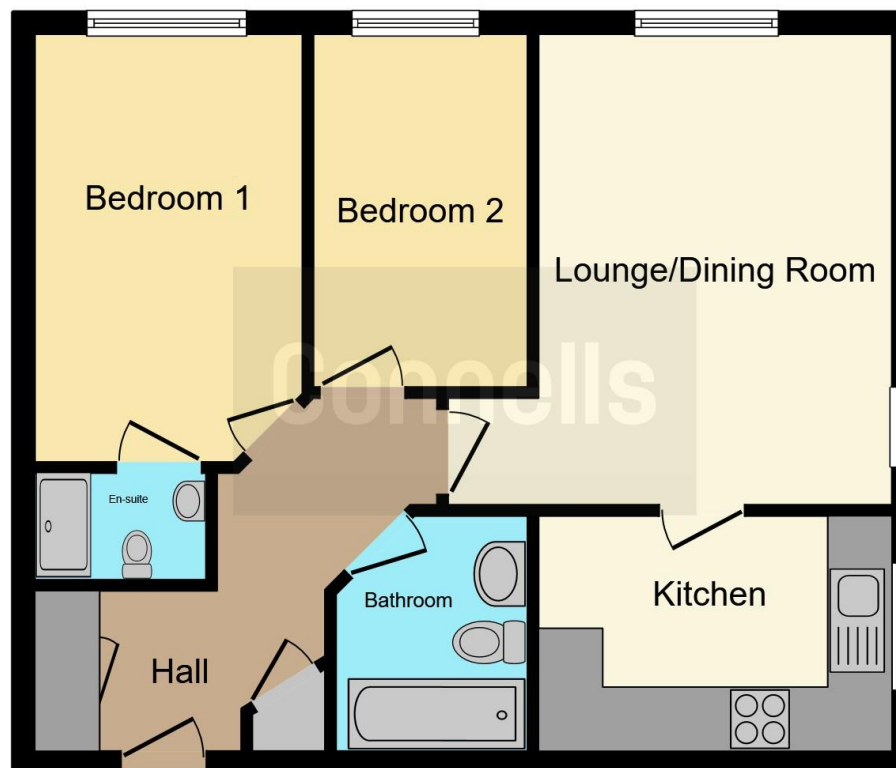
Bathroom

Fitted panel bath with shower over, wash hand basin vanity unit, WC, tiling and extractor fan.









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

To view this property please contact Connells on

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

3 Astle Park
 WEST BROMWICH B70 8NS

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/WBW310628

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 May 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WBW310628 - 0002