



Connells

York Crescent
WEST BROMWICH

York Crescent WEST BROMWICH B70 0JU

for sale offers over
£190,000



Property Description

This family home has been well maintained over the years and is ready to move into! The owners of the property have recently moved out so offers a NO UPWARD CHAIN! The property benefits from a fitted kitchen, separate utility, large lounge with french doors to the rear garden, two double bedrooms, a fitted bathroom and off road parking for several cars.

The property is situated within a quiet residential location with great access to local shops, walking distance to black lake tram stop giving easy access to Birmingham and Wolverhampton and with both high and primary schools close by.

CALL NOW TO VIEW!

On Approach

Set back from the road side having a slabbed driveway and side access.

Entrance Hall

Double glazed door to the front, door to the WC, access to the kitchen, stairs to the first floor, storage cupboard and door to the lounge.

Lounge

16' 5" x 12' 6" max (5.00m x 3.81m max)

Double glazed window to the front, french door to the rear and TV point.

Wc

Double glazed window to the front, wash hand basin and WC.

Kitchen

12' 5" x 6' 2" (3.78m x 1.88m)

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, splash back tiling, sink and drainer, space and plumbing for washing machine, integrated electric oven, gas hob, central heated radiator and double glazed window to the front.

First Floor Landing

Stairs from the entrance hall, storage cupboard housing boiler and doors;

Bedroom One

12' 6" x 10' 1" (3.81m x 3.07m)

Double glazed window to the front and rear and central heated radiator.

Bedroom Two

12' 6" x 9' 6" (3.81m x 2.90m)

Double glazed window to the front and rear.

Bathroom

Fitted bathroom suite comprising of a fitted panel bath with shower over, wash hand basin, WC, splash back tiling and a double glazed window to the rear.

Rear Garden

Slabbed patio area to the front, side gated access and a grass lawn.









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

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310639



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