



West Gate Plaza Moor Street West Bromwich B70 7AD

for sale
£120,000



Property Description

Positioned right at the heart of West Bromwich town centre you couldn't ask to be more centrally located for transport links and amenities. The apartment is a great size and being situated within walking distance to both tram and bus links West Bromwich Central Metro Station is located less than a five minute walk away taking you into Birmingham City Centre in less than 20 mins. A fantastic investment opportunity/first property! There is also a Juliet balcony, a secured parking space to the rear and a video entry system. The two bedroom residence briefly comprises of an entrance hallway, lounge/kitchen diner, with some integral appliances, built in storage cupboard, family bathroom and two double bedrooms.

CALL NOW TO ARRANGE YOUR VIEWINGS!

Entrance Hall

Door into the property via a communal hallway, a central heated radiator, storage cupboard and doors to bathroom, bedrooms and kitchen/lounge.

Lounge Area

14' 1" x 10' (4.29m x 3.05m)

Juliet balcony to the rear, central heated radiator and access to the kitchen.

Kitchen Area

12' 1" x 6' 5" (3.68m x 1.96m)

Fitted kitchen compromising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, space and plumbing for washing machine, integrated gas hob and electric oven with cooker hood over, spotlights to the ceiling and a central heated radiator.

Bedroom One

14' 2" x 8' 6" (4.32m x 2.59m)

Double glazed window to the side, TV point, central heated radiator and a built in wardrobe.



Bedroom Two

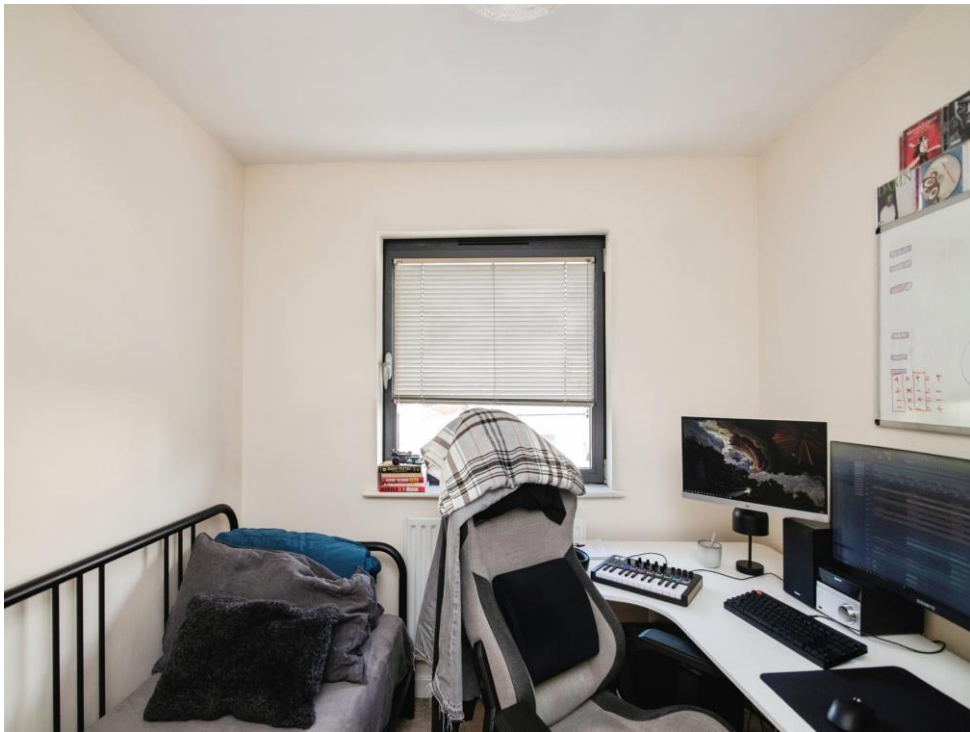
10' 4" x 8' 7" (3.15m x 2.62m)

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

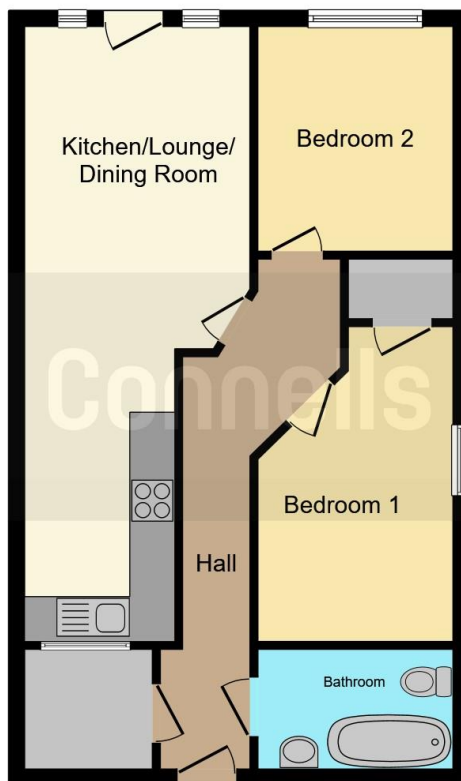
Bathroom

Fitted bathroom suite comprising of a paneled bath with shower over, tiling to splash prone areas, low level WC, wash hand basin and a heated towel rail.









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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3 Astle Park
 WEST BROMWICH B70 8NS

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 3400.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WBW310951

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2007. 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.

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