

Property details approval form

46 Whittington Close, West Bromwich, West Midlands, England, B71 3EX

Date: 02 January 2024

Property Ref and Version: WBW309714 - 0001

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in the region of £120,000

Tenure: Leasehold

○ Key Features

- > Energy Rating: C
- > FIRST FLOOR MAISONETTE
- > OWN ENTRANCE
- > PERFECT FIRST TIME PURCHASE
- > INVESTMENT OPPORTUNITY
- > LARGE ROOMS
- > CENTRAL HEATING THROUGHOUT
- > SECURED REAR GARDEN
- > MAJOR BUS LINKS WITHIN WALKING DISTANCE

○ Short Description

****PERFECT FIRST TIME PURCHASE**** Being an ideal first time purchase or investment opportunity this top floor apartment is positioned on a development located with access to MAJOR BUS LINKS as well as being walking distance to local shops and amenities. CALL NOW TO VIEW!

○ Long Description

Set within a peaceful residential area within the town centre the locality behind this property is what really makes is something special. Being well maintained, the property has served very well as an investment opportunity for the current owner and has the potential to achieve £850 pcm in rental income. The two bedroom upper floor apartment comes with one parking available and briefly comprises of an entrance hallway with intercom system, lounge diner, separate fitted kitchen with some integral appliances, two double bedrooms, family bathroom and a secured rear garden.

CALL NOW TO VIEW!

○ Directions

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○ Room Description

Entrance Hall

Stairs from public footpath to property entrance access to boiler.

Lounge

16' 4" x 12' 8" (4.98m x 3.86m)

Double glazed window to the front, radiator, telephone point, door to entrance hall and kitchen.

Kitchen

10' 9" x 9' 8" (3.28m x 2.95m)

Fully fitted kitchen with a range of wall and base units with work surfaces over, cooker, hob, plumbing points, double glazed window to the rear and door to lounge and side.

Bedroom One

12' 5" x 9' (3.78m x 2.74m)

Double glazed window to the front, radiator and fitted wardrobe.

Bedroom Two

12' 3" x 12' 4" (3.73m x 3.76m)

Double glazed window to the rear and radiator.

Bathroom

Bath with shower over, wash hand basin, WC, radiator and double glazed window to the rear.

Rear Garden

Communal garden space with strip owned. Rear access from public garages.

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○ Floor Plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

○ Approval

Signature		Date
Taylor Silk	T. Silk	02/01/2024
Mr K. Mackenzie		