



**Connells**

Margaret Street  
West Bromwich





### Property Description

This perfect starter home couldn't be better located for access to public transport and local amenities. The two storey house is within close proximity to The Lyng Medical Centre & West Bromwich Central Metro Station, of which provides commuters access into Birmingham City Centre in approximately 20mins. New Square Shopping Complex Sandwell College as well as the newly build West Bromwich Academy are also nearby, and so this house really is the ideal family home.

The Victorian mid-terrace property briefly comprises of an entrance hall, two reception rooms, kitchen and a downstairs bathroom. To the first floor you have two double bedrooms and access to the loft for storage. To the rear garden offers a low maintenance space with rear access.

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### Reception Room

Having a double glazed door and window to the front and door to the cellar.

### Lounge/Dining Room

Having a double glazed window to the rear and stairs to the first floor.

### Kitchen

Fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, splash back tiling, plumbing point and double glazed window to the side and rear.

### First Floor Landing

Stairs from the lounge/dining room and doors to;

### Bedroom One

Double glazed window to the front.

### Bedroom Two

Double glazed window to the rear.

## Bathroom

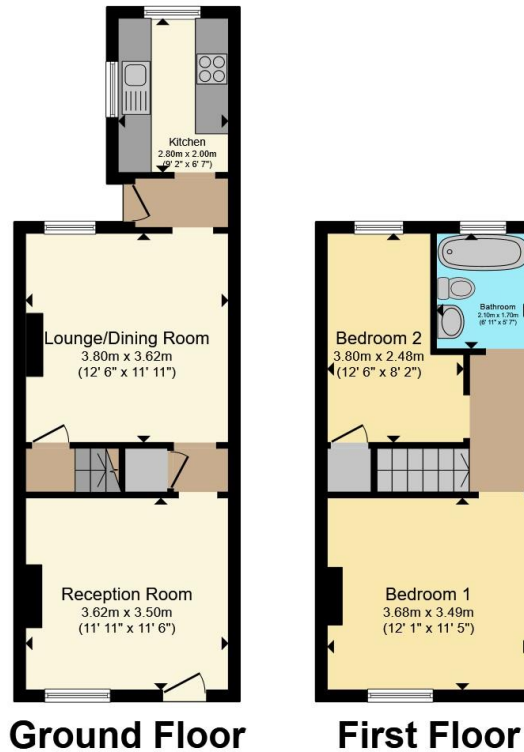
Fitted bathroom suite comprising of a fitted panel bath, WC, wash hand basin and a double glazed window to the rear.











Total floor area 68.5 m<sup>2</sup> (737 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: Council Tax  
 Awaited Band: A

Tenure: Freehold

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Property Ref: WBW307443 - 0002