



ESTATE AGENTS

... the key to a successful move



Westmorland Road, West Bromwich, West Midlands, B71 1HQ

**Offers in the
region of
£230,000**

- * EXCELLENT OPPORTUNITY TO GET ONTO THE PROPERTY LADDER FOR FTB OR FIRST TIME INVESTOR
- * TWO BEDROOMS PLUS LOFT ROOM
- * OPEN PLAN LIVING/DINING SPACE
- * GARDENS FRONT AND REAR
- * EXCELLENT TRANSPORT LINKS

w: www.keysestateagents.co.uk

Westmorland Road, West Bromwich, West Midlands, B71 1HQ

ACCOMMODATION

DESCRIPTION

Ideal for a FTB and Investor alike a property that offers the perfect opportunity to get you onto the property ladder, a two bedroom Link Detached House situated in the Hateley Heath Area of West Bromwich close to local amenities, excellent transport and motorway links, primary and secondary schools and Sandwell Hospital.

The property has been tastefully extended to the rear for an open plan aspect in the kitchen and lounge areas and benefits from a downstairs cloakroom, to the first floor there are two bedrooms and a bathroom, externally there are gardens to the front and rear and an allocated parking space via secure gated access.

GROUND FLOOR

HALL

OPEN PLAN LIVING/ DINING SPACE/KITCHEN 32'8" x 13'1" (9.96m x 3.99m)



Living/Dining Space

Ceiling light points, radiator, stairs to the first floor, uPVC double glazed window with front aspect, wall mounted central heating boiler, uPVC exterior door

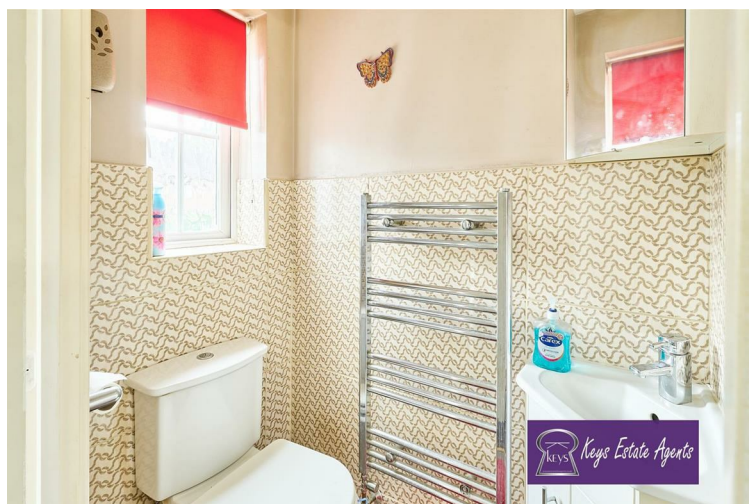
Kitchen Area

Fitted with arange of wall and base units with co-ordinating worktops, sink and drainer with mixer tap, plumbing for washer machine, electric oven and gas hob, spaces for appliances. Recessed lighting, part wall tiled, laminate wood effect flooring, uPVC double glazed window, velux window, uPVC double glazed exterior door



CLOAKROOM

Fitted with a two piece white cloakroom suite comprises wash hand basin set in storage unit, low level w.c. Ceiling light point, heated towel rail, part wall tiled, uPVC double glazed window



FIRST FLOOR

STAIRS & LANDING

Ceiling light point, radiator, access to loft space, uPVC double glazed window.

BEDROOM 13'1" x 8'2" to wardrobe (4.0m x 2.5m to wardrobe)

Fitted wardrobes, ceiling light point, radiator, uPVC double glazed window

Westmorland Road, West Bromwich, West Midlands, B71 1HQ

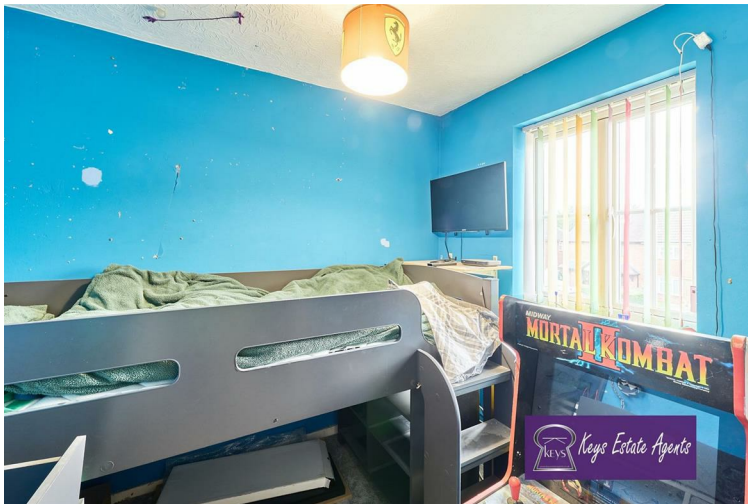


BEDROOM 8'5" x 6'2" (2.57m x 1.88m)

Ceiling light point, radiator, storage cupboard, uPVC double glazed window

LOFT SPACE

Currently used as bedroom space. Recessed lighting, double glazed window.



BATHROOM

Fitted with a three piece white bathroom suite, comprises: panelled bath with over bath shower and side screen, wash hand basin set in storage unit, low level w.c. Ceiling light point, extractor fan, heated towel rail, fully wall tiled, uPVC double glazed window



OUTSIDE

Gardens to the front and rear, allocated parking via gated access



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys

Westmorland Road, West Bromwich, West Midlands, B71 1HQ

Estate Agents - call 01782 268422

Services

We believe all are available.

Tenure

Assumed to be freehold

Offer Procedure


All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

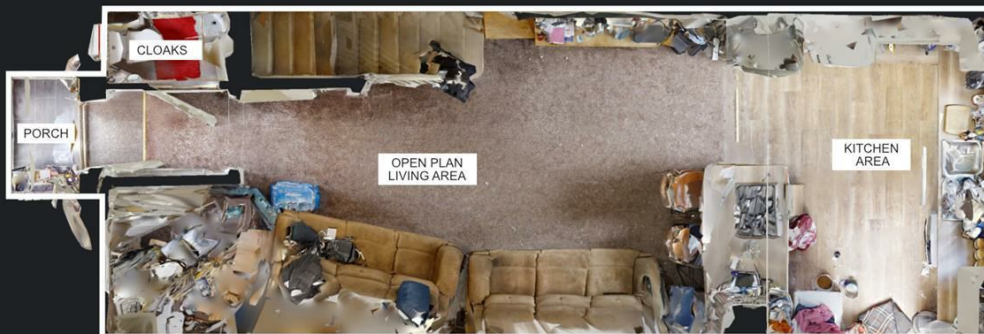
The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

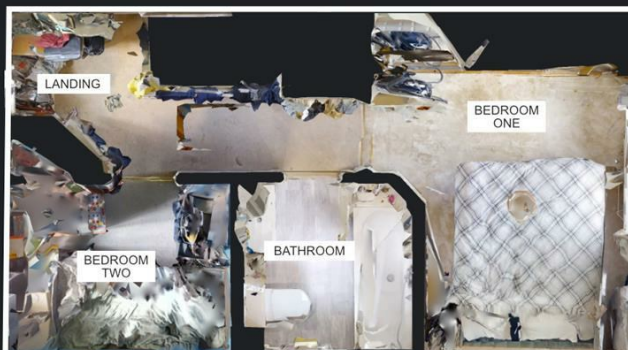
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

Westmorland Road, West Bromwich FLOOR PLAN

*Please Note:
Loft Area not
Scanned



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required