



Connells

Railway Street
West Bromwich

Railway Street West Bromwich B70 9HU

for sale offers over
£205,000



Property Description

Situated in a sought-after residential location, this spacious end-terrace home offers generous accommodation, character features and excellent transport connectivity, making it an ideal purchase for first-time buyers, small families or investors alike. The property is ready for immediate occupation while also offering further scope for personalisation and enhancement, subject to any necessary consents.

The accommodation briefly comprises an entrance hallway, a bright and comfortable lounge with french doors opening up to a conservatory and a kitchen providing ample storage looking out to the front. To the first floor are two well-proportioned double bedrooms together with a family bathroom.

Externally, the property benefits from a generous and low-maintenance rear garden, ideal for outdoor entertaining, family use or future landscaping improvements. Conveniently located within walking distance of Dartmouth Street tram stop, West Bromwich High Street and West Bromwich Bus Station, the property offers excellent access to local amenities, schools and transport links, making commuting straightforward.

Early viewing is highly recommended to fully appreciate the size, potential and convenient location of this characterful home.

Approach

The property is approached via drop curb giving you access for off road parking, access to the rear garden and entrance hall.

Entrance Hall

With a door to the front, stairs to the first floor and doors to the kitchen and the lounge.

Kitchen

9' 10" x 5' 9" (3.00m x 1.75m)

With a range of wall and base units with inset sink drainer, plumbing for washing machine, over, hob and with a double glazed window to front.

Lounge

13' 1" x 11' 11" (3.99m x 3.63m)

With french doors to the rear, tv point, telephone point, fire place and gas central heated radiator.

Conservatory

9' 10" x 7' 10" (3.00m x 2.39m)

With double glazed windows and doors to the rear.

Landing

With stairs rising from the hallway, access to both bedrooms and the bathroom.

Bedroom One

11' 10" x 7' 11" (3.61m x 2.41m)

With a double glazed window to the rear, fitted wardrobes and a gas central heated radiator.

Bedroom Two

8' 6" x 8' 6" (2.59m x 2.59m)

With a double glazed window to the front, built in storage and a gas central heated radiator.

Bathroom

A fitted bathroom suite to comprise of bath, shower over, low level w.c, wash hand basin and a gas central heated radiator.

Rear Garden

A easy to maintain rear garden space with a patio seating area, lawn and gated side access.

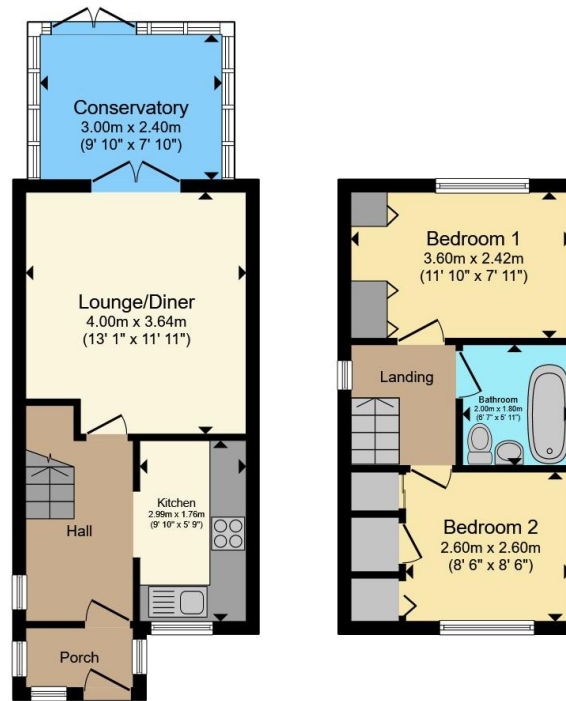
Agent Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks









Ground Floor

First Floor

Total floor area 61.4 m² (661 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

Connells

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/WBW311425

Tenure: Freehold



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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