

for sale
£230,000 Freehold

**Paul
Dubberley**



Railway Street West Bromwich B70 9HU

Railway Street West Bromwich B70 9HU



Property Description

Situated in a convenient and well-established residential location, this well-presented two-bedroom end-terrace property offers spacious accommodation ideally suited to first-time buyers, investors, or those looking to downsize. The property benefits from excellent access to local amenities, schools, transport links, and West Bromwich town centre.

The accommodation briefly comprises an inviting entrance hallway, a bright and comfortable lounge featuring high ceilings and plenty of natural light, and a spacious kitchen diner offering an excellent range of storage units and ample space for family dining. To the first floor are two generously sized double bedrooms and a family bathroom.

Externally, the property enjoys a generous rear garden, providing an ideal space for entertaining, relaxing, or family activities. The home further benefits from its end-terrace position, creating a pleasant sense of privacy and an attractive kerb appeal.

Conveniently located within walking distance of local shops, public transport links, and nearby tram services, this property offers an excellent opportunity for commuters and families alike. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

Entrance Hall

A welcoming entrance hallway providing access to the principal ground floor accommodation, with stairs rising to the first floor and space for coats and footwear.

Kitchen Diner

A generous kitchen diner fitted with a range of wall and base units incorporating work surface space and an inset sink drainer. There is space for a dining table and additional appliances, making it an ideal hub for everyday family living. A window and door

provide views of and access to the rear garden.

Lounge

A bright and comfortable reception room positioned to the front of the property, featuring a double glazed window allowing for plenty of natural light. The room offers ample space for a range of seating furniture, creating an ideal environment for relaxing and entertaining guests.

Landing

The first floor landing provides access to both bedrooms and the family bathroom, with a useful storage area and loft access where available

Bedroom One

A spacious double bedroom offering ample room for a double bed and a range of bedroom furniture. The room enjoys plenty of natural light, creating a bright and airy atmosphere.

Bedroom Two

A further well-proportioned double bedroom, ideal as a guest room, children's bedroom, or home office, with space for freestanding furniture.

Family Bathroom

Comprising a suite to include a bath with shower attachment, wash hand basin and low-level WC. Finished with complementary tiling and providing all the essentials for modern family living.

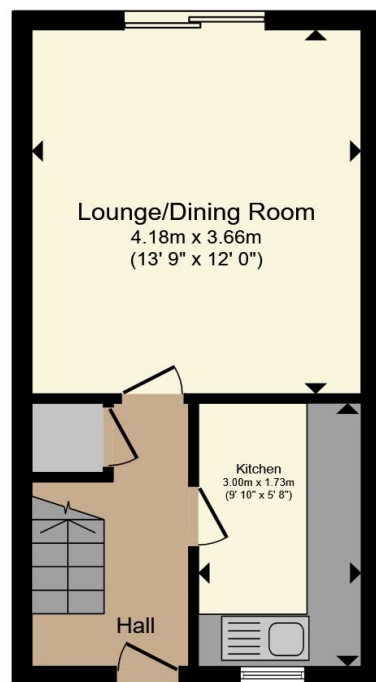
Rear Garden

A generous rear garden offering excellent outdoor space for relaxing, entertaining, or family enjoyment. The garden provides scope for landscaping and personalisation to suit individual requirements.

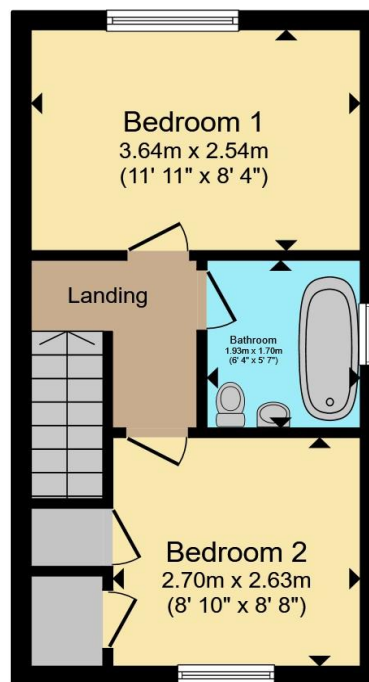








Ground Floor



First Floor

Total floor area 53.2 m² (572 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

**Paul
Dubberley**

To view this property please contact Paul Dubberley on

T 0121 525 2111
E westbromwich@pauldubberley.co.uk

290 - 292 High Street
WEST BROMWICH B70 8EN

EPC Rating: C Council Tax
Band: B

view this property online PaulDubberley.co.uk/Property/PWB105615

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PWB105615 - 0002

