



Poultney Street, West Bromwich, B70 0LD.
West Bromwich

Offers in the Region of
£210,000

Summary

This property has evidently been a loving family home. From the well maintained gardens to the thought out internal modifications, the existing owners have really given this three bedroom dwelling that homely feel. The end-terraced has been well looked after and requires little work making it ideal for a family with growing children. It is found on a popular estate just over a mile away from West Bromwich High Street and offers many of the amenities that a family of any age require.

The Location

The end-terraced is situated at the heart of a residential estate known locally as Harvills Hawthorn. Interested parties shall soon see upon viewing this property that the local community are typically likeminded families. Serving this community is Harvills Hawthorn Primary & George Salter High School. Local newsagents, off licenses, take aways and even local pubs and restaurants are all found within the vicinity of the estate itself. Whilst the within the wider area, residents can enjoy the amenities of Hill Top or even use the Metro/Bus to get into West Bromwich Town Centre itself where buyers can find New Square Shopping Centre & Astle Retail Park. For those families with pets or young children, Ratcliffe Park is literally moments away from you to enjoy a little piece of the outdoors.

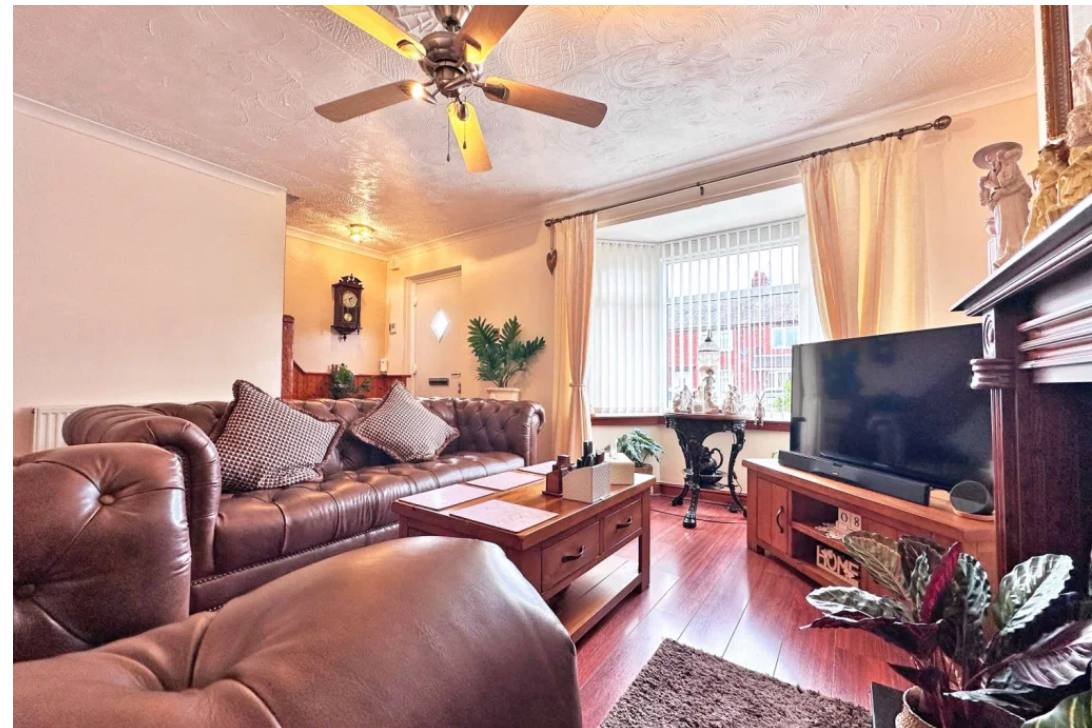
Property Overview

This property is an ideal purchase for any first time buyer or home mover. The three bedroom home offers the ability for a young family to grown into it, or even adapt it over time to really make their own. The property itself has been very well maintained by the current owners and is positioned within a cul-de-sac location meaning there is no through traffic. Another reason why this property is considered an ideal family home. The two storey house has been lightly modified to give it a bigger sense of space internally and offers a fantastic large rear garden. Internally the house briefly comprises on an entrance hall area that is open plan to a lounge, separate fitted kitchen, downstairs guest wc, first floor landing, three fair sized bedrooms, a family shower room and gas central heating. The welcoming lounge is a real standout feature, boasting a charming feature fireplace that creates a warm and inviting space to relax. To the rear, the stylish modern fitted kitchen with a country feel offers ample storage and plenty of room for family dining, making it the perfect hub for everyday living and entertaining. An inner hallway provides access to a convenient downstairs W.C. and the rear garden. Upstairs, you'll find three bedrooms together with a spacious and modern family shower room, providing comfortable accommodation for the whole family. Externally, the property benefits from a front garden and an impressive large, private rear garden, offering an ideal space for outdoor entertaining, children's play, or simply relaxing during the warmer months.

Frontage: The front of the property offers a lovely maintained garden with a variety of plant life that stretch the width of the lawn. The boundary to the plot can be seen in the form of gravel boards, a hedge and a half height brick built wall that meets the public footpath. Here there is an Iron gate which marks the access to the plot from the street and sees a footpath on an incline that runs along the edge of the plot allowing wheelchair access to the raised front door. There is also side access that leads to the rear garden via a side gate. The main entrance into the dwelling is a PVC door with a feature canopy over and obscure Diamond central feature window pane. There is also a security light.

Parking Arrangements: Currently there is only on-street parking available, however there is opportunity to have a driveway built subject to the relevant planning permissions being approved by the local authority - Sandwell MBC.

Entrance Hall Area: Main front door from the outside which is open plan to the lounge area. There is laminated flooring and a staircase that rises up to the first floor landing.



Lounge Area (3.77m x 5.35m - 12'4" x 17'7"): This room really does give you a larger sense of space since the current owners have removed the wall in between the entrance hallway and lounge making it all open plan. This of course brings the staircase into the lounge, but also allows more light into the room through the window in the front door. There is laminated flooring and a bay window to the front. Viewers shall also find a TV point, radiator and a wonderful decorative feature fireplace and wooden surround with a Black tiled hearth. There is also a door leading into the kitchen.

Kitchen (2.52m x 3.3m - 8'3" x 10'10"): Country themed fitted kitchen having a range of wall & base units with surfaces over, space for a gas cooker, plumbing facilities for a washing machine, stainless steel sink & drainer with a Chrome mixer tap over, window to the rear elevation, tiled flooring, wall mounted combination boiler and doors leading into the inner hallway and lounge.

Inner Hall: Tiled flooring, storage cupboard and doors leading to the guest wc, rear garden and kitchen.

Downstairs Guest W.C (1.48m x 0.79m - 4'10" x 2'7"): Tiled flooring, low level wc, obscure window to the side elevation and being fully tiled throughout.

Landing: Window to the side of the property, loft hatch providing access into the roof space and doors leading into the bedrooms a family shower room. There is also the staircase leading back down onto the ground floor.

Master Bedroom (2.53m x 3.57m - 8'4" x 11'9"): Window to the front, radiator, Tel point and door leading onto the landing.

Bedroom Two (3.79m x 2.84m - 12'5" x 9'4"): Window to the rear, storage cupboard, radiator, TV point and a door leading back onto the landing.

Bedroom Three (2.51m x 2.44m - 8'3" x 8'0"): Window to the front elevation, radiator and a door leading onto the first floor landing.

Family Shower Room (1.93m x 1.61m - 6'4" x 5'3"): Stone effect cladding to walls throughout, fitted Chrome and glass double shower cubicle with sliding doors, ceramic pedestal wash hand basin with Chrome taps, low level wc, obscure window to the rear and door leading back onto the landing.

Rear Garden: Large slabbed patio area providing access into the the house via the inner hallway and to the front of the property via the side gate. There is also an outside water supply and a wooden built shed. The patio opens up to a large lawn which see a slabbed pathway run through it all the way to the lawn providing access to the very top of the garden. The lawn sits alongside a variety of mature shrubs, bushes and hedges which mark the boundary to the plot.





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Additional Property Information

Council Tax Band: A

Tenure: Freehold

Property Type: End of Terrace House

Key Features

- Three Bedroom House
- End-Terraced
- Larger Than Average Rear Garden
- Cul-De-Sac Position
- Downstairs WC

GROUND FLOOR



1ST FLOOR





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