



Connells

St. Pauls Crescent
West Bromwich

St. Pauls Crescent West Bromwich B70 0TR

for sale offers in excess of
£175,000



Property Description

This traditional family home holds great potential to become a family home or an investment opportunity. The property is situated within a key location for major bus links on Harvills Hawthorn, also being within walking distance to Black Lake tram stop giving you easy access to Birmingham City Centre and Wolverhampton. You have both Oldbury and West Bromwich town centres within close proximity with an array of shops and amenities to benefit from.

The property itself comprises of a large family reception room and a kitchen diner, to the first floor you have two generously sized bedrooms and a family bathroom, with access to the loft space for storage.

CALL US TO ARRANGE YOUR VIEWINGS.

Entrance Porch

Entrance into the porch via sliding patio doors. Door to the lounge from the porch.

Lounge

Door from the entrance porch, stairs to the first floor, double glazed window to the front, understairs storage cupboard and door to the kitchen.

Kitchen

Fitted kitchen comprising of a range of wall and base units with work surfaces over, splash back tiling, sink and drainer, space and plumbing for washing machine, space for cooker, double glazed window to the rear and door to the rear garden.

First Floor Landing

Stairs from the lounge, double glazed window to the side and doors to;

Bedroom One

Double glazed window to the front and a storage cupboard.

Bedroom Two

Double glazed window to the rear.

Shower Room

Fitted shower cubicle, wash hand basin set in a vanity unit, WC, tiling throughout and a double glazed window to the rear.

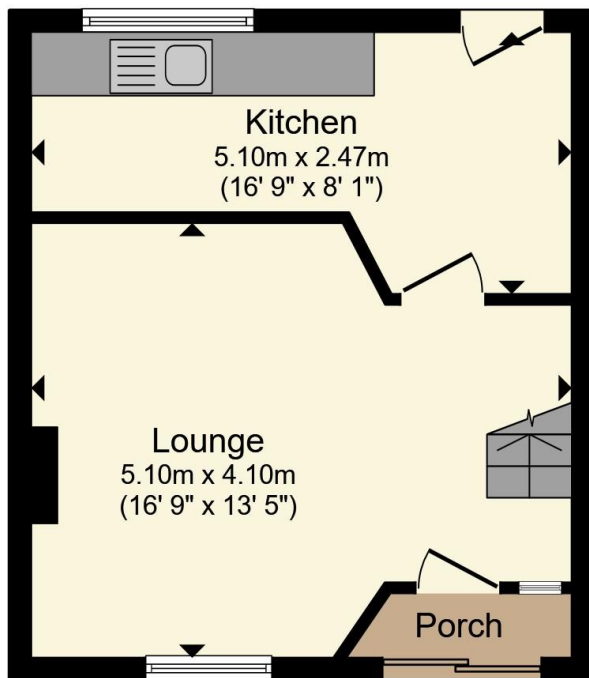
Rear Garden

Grass lawn and a garden shed.

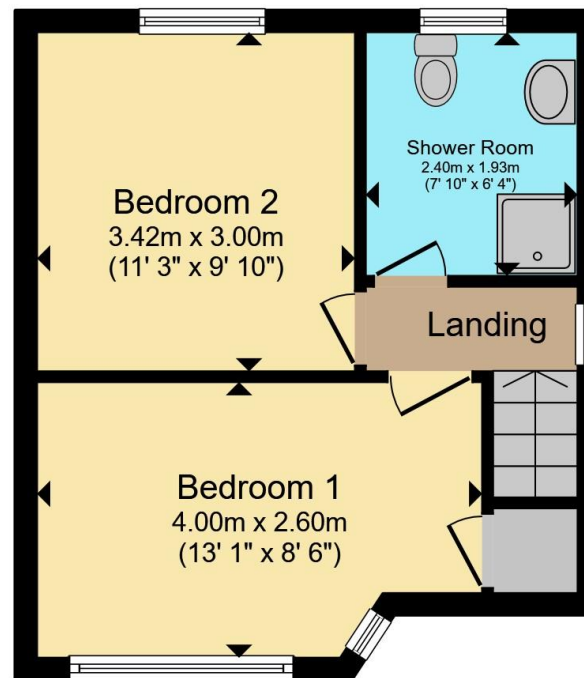








Ground Floor



First Floor

Total floor area 58.9 m² (634 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



To view this property please contact Connells on

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EPC Rating: F Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311418



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