



2 Bedroom Mid Terraced House

West Bromwich Road, Walsall

Offers In Region Of £69,950



**REDSTONES**

A two bedroom middle terrace property having the benefit of UPVC double glazing, gas central heating and no upward chain. The property further comprises, lounge/diner, guest W.C, fitted kitchen, two double bedrooms, bathroom and rear garden. Energy rating E.

**SUMMARY** A two bedroom middle terrace property having the benefit of UPVC double glazing, gas central heating and no upward chain. The property further comprises, lounge/diner, guest W.C, fitted kitchen, two double bedrooms, bathroom and rear garden. Energy rating E.

**LOUNGE/DINER** 22' 4" x 11' 8" (6.81m x 3.56m) With timber front door, UPVC double glazed bay window to the front, UPVC double glazed window to the rear, two central heating radiators, feature fire place and entrance to inner hallway.

**INNER HALL** With stairs off to the first floor, central heating radiator and entrance to the kitchen and guest W.C.

**GUEST W.C** With low level WC and wash hand basin.

**FITTED KITCHEN** 16' 8" x 6' 5" (5.08m x 1.96m) With two UPVC double glazed windows to side, central heating radiator, matching wall base and drawer units, roll top work surfaces, electric cooker point, stainless steel sink and drainer, wall mounted combination boiler, plumbing and appliance space, tiled flooring, tiled surrounds and door to the rear garden.

**ON THE FIRST FLOOR LANDING** With UPVC double glazed window to the side, doors to both bedrooms and bathroom and loft access.

**BEDROOM ONE** 15' 8" x 10' 6" (4.78m x 3.2m) With UPVC double glazed window to the front and central heating radiator.

**BEDROOM TWO** 12' 7" x 11' 5" (3.84m x 3.48m) With UPVC double glazed window to the rear and central heating radiator.

**BATHROOM** 9' 5" x 6' 5" (2.87m x 1.96m) With UPVC double glazed window to the rear, central heating radiator, panelled bath with shower over, pedestal wash hand basin, tiled surrounds and low level W.C.

**OUTSIDE** To the front there is a small garden and too the rear there is a garden with shared rear access.

**VIEWING**, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

**TENURE**, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

**SERVICES**, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

## Viewing

Please contact our Redstones Estate Agency Office on 01902 235350 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but 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. All measurements are approximate.

