



Newton Street  
 WEST BROMWICH  
 B71 3RQ  
 £175,000



ESTATE AGENT IN  
 WEST BROMWICH

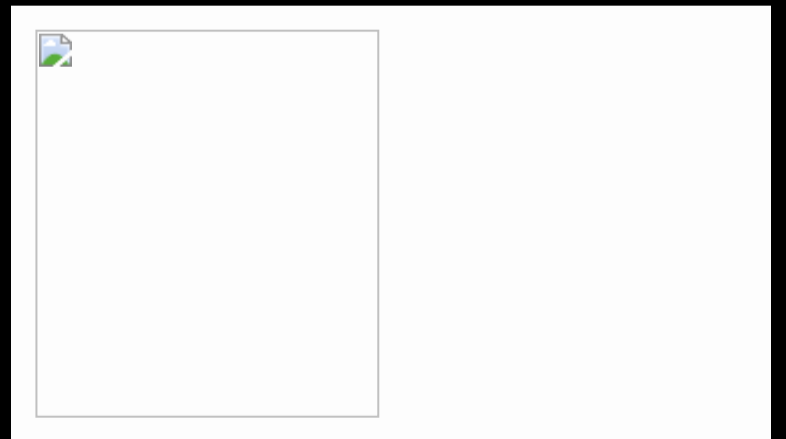
**GOLD WINNER**



2022

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WK Property  
 130 Walsall Road  
 West Bromwich  
 B71 3HN  
 T: 0121 588 5666  
 W: [www.wk-property.com](http://www.wk-property.com)





# Newton Street

WEST BROMWICH, B71 3RQ

WK are pleased to present this modern and well presented, two-bedroom, mid-terraced property. Situated in a quiet residential location, just off the Hollyhedge Road and within walking distance of local schools and amenities.

Offering ample living accommodation, with a spacious front lounge, fitted breakfast kitchen. To the first floor, the property offers two generously sized bedrooms along with a spacious family bathroom. This property has recently been decorated throughout, fitted with new cream carpets in the bedrooms, landing and stairs and laminate in the lounge. As well as benefitting from gas central heating and double glazing where specified.



## Ground Floor

### Entrance Hallway

With double glazed door to front elevation and radiator.

### Lounge

22' x 11' 5" (6.71m x 3.48m)  
With double glazed window to front and rear elevation, recently fitted laminate flooring, feature fire place, radiator, TV point, large under stairs storage cupboard.

### Kitchen

9' x 7' 8" (2.74m x 2.34m)  
With double glazed window to rear elevation, door to garden, fitted with a range of wall, base and drawer units with complimentary work surface over, inset stainless steel single bowl sink with drainer and partial tiling. The kitchen also benefits from integrated electric oven with inset electric hob and cooker hood, integrated fridge, plumbing for washing machine in separate area and laminate flooring.

## First Floor

### Landing

Having stairs from entrance hallway, loft access, newly fitted cream carpets.

## Bedroom One

11' 7" x 11' 6" (3.53m x 3.51m)  
With double glazed window to front elevation, built in wardrobe housing central heating boiler, radiator, T.V point, and newly fitted cream carpet.

## Bedroom Two

9' 7" x 7' 10" (2.92m x 2.39m)  
with double glazed window to rear elevation, radiator, built in wardrobe, and newly fitted cream carpet.

## Bathroom

With double glazed windows to the rear elevation and comprising of bath, shower, wash hand basin, low level flush W.C and laminate flooring.

## Outside

### Front Garden

To the front of the property there is a side parking area and gates to garden.

### Rear Garden

To the Rear of the property there is a paved patio area and lawn area with boarder and shrubs and an apple tree