



£170,000  
B70 9HJ  
West Bromwich  
Railway Street



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# Railway Street

West Bromwich, B70 9HJ

WK property are excited to offer this two bedroom terraced house located in Railway Street. This property briefly comprises of two reception rooms, fitted kitchen, family bathroom Upstairs, two double bedrooms with stairs from the lounge and finally a patio rear garden area at the rear with access from the kitchen. This property is sold with NO CHAIN. A VIEWING IS ESSENTIAL!!

As you enter the property from the front you are greeted by the first reception room which is equipped with a double glazed window to front elevation, carpet flooring, central light point with the door leading into family lounge. The family lounge consists of a double glazed window to the rear elevation of the property and further benefits from having an additional storage cupboard, carpet flooring and doors leading into the kitchen and stairs to the first floor. The Kitchen offers a variety of wall and base units, plumbing for dishwasher/washing machine and gas cooker connections. The family bathroom located upstairs is equipped with a double glazed privacy window to the rear elevation of the property, bath with mixer taps, wash hand basin and low level W/C. Onto the first floor with stairs from the entrance hall are the two double bedrooms, one of which is equipped with built in storage and both bedrooms having carpet flooring double glazed windows and central light points. The property further benefits from having central heating through and a new boiler which was only fitted a couple of years ago.

To appreciate what this property has to offer a viewing is highly recommended.



## Ground Floor

### Reception Room

10' 09" x 11' 08" (3.28m x 3.56m) Leading from the front door consists of carpet flooring, central lighting point, radiator, property meter cupboard and door leading to family lounge.

### Family Lounge

10' 05" x 12' 05" (3.17m x 3.78m) Having a double glazed window to rear elevation, carpet flooring, ceiling light point and doors leading to first floor and kitchen.

### Kitchen

5' 00" x 9' 07" (1.52m x 2.92m) Equipped with a range of wall and base units, plumbing for washing machine/dishwasher, double glazed window to side elevation and gas cooker connections.

## First Floor

### Bedroom One

10' 09" x 14' 04" (3.28m x 4.37m) Having a double glazed window to rear elevation, carpet flooring, ceiling light point and radiator

### Bedroom Two

8' 05" x 10' 09" (2.57m x 3.28m) Having a double glazed window to front elevation, carpet flooring, ceiling light point and radiator

### Bathroom

4' 09" x 7' 09" (1.45m x 2.36m) Consists of double glazed privacy window to rear elevation, low level W/C, wash hand basin and bath with mixer taps.

## Outside

### Rear Garden

With door from the kitchen leads into the patio area along with gate at the rear leading into shared walkway.