



Clarks Lane
West Bromwich
B71 2BS
£205,000



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Clarkes Lane

West Bromwich, B71 2BS

WK Estate agents are delighted to offer this two bedroom semi-detached property situated away from the roadside behind a substantial green area with grass and trees. This is an ideal start home or investment buy which is well located situated opposite the recently modernised and partially re-built Pheonix Collegiate School. There are good public transport service links by road available on Clarkes Lane, Rutland Road and Heath Lane providing links to Walsall, West Bromwich Town Centre. The property comprises of large lounge/diner. Kitchen, two double bedrooms and bathroom. Good sized rear garden and two brick built out houses. COUNCIL TAX BAND B.



FRONT ELEVATION

The property is approached via a paved pathway with slabbed area.

ENTRANCE HALL

Having UPVC door to front elevation, double glazed window to side elevation, storage cupboard housing gas central heating boiler, stairs rising to first floor and doors leading onto.

LOUNGE

Having double glazed window to front elevation, double glazed patio door to rear elevation, gas central heating radiator, fire place housing gas fire and coving to ceiling.

KITCHEN

Housing a range of wall and base units with work surfaces over. One and a half bowl sink drainer, partial tiling to walls. Electric oven with gas hob and cooker hood over. Space for domestic appliances, tiled floor, gas central heating radiator, double glazed window to rear elevation and double glazed door to rear elevation.

FIRST FLOOR ACCOMMODATION

Landing having loft access, gas central heating radiator, double glazed window to side elevation and doors leading onto

BEDROOM ONE

8' 9" x 15' 8" (2.67m x 4.78m) Having double glazed window to front elevation, gas central heating radiator and storage cupboard.

BEDROOM TWO

9' 11" x 10' 4" encorp recess (3.02m x 3.15m) Having double glazed window to rear elevation and gas central heating radiator.

BATHROOM

Having double glazed window to rear elevation, gas central heating radiator. Full tiling to walls, corner bath, separate shower cubicle housing wall mounted electric shower. Pedastal wash hand basin and low level flushing WC.

REAR ELEVATION

GARDEN

Access to frontage, paved patio area with further lawned garden and selection of mature shrubs and trees. Two brick built out houses and out side WC.

