



Margaret Street
West Bromwich
B70 8LF
£175,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Margaret Street

West Bromwich, B70 8LF

WK Estate Agents located in West Bromwich are pleased to offer this cracking two bedroom end terrace. This perfect starter home or investment is superbly positioned for easy access to public transport and a wide range of local amenities. Situated a short distance from The Lyng Medical Centre and West Bromwich Central Metro Station. The property comprises of two reception rooms, kitchen, downstairs bathroom. To the first floor are two double bedrooms. To finish off is a decent sized rear garden. EPC D COUNCIL TAX BAND A.



FRONT ELEVATION

The property is approached via steps leading upto a gravel area and front door.

LOUNGE

11' 02" x 12' 0" into recess (3.40m x 3.66m) Having door to front elevation, double glazed window to front elevation, gas central heating radiator and feature fire place.

LOBBY

Having understairs storage cupboard.

DINING ROOM

12' 0" into recess x 12' 02" (3.66m x 3.71m) Having double glazed window to rear elevation, gas central heating radiator, stairs rising to first floor, feature fire place and door leading onto

KITCHEN

6' 07" into recess x 11' 01" encorp recess (2.01m x 3.38m) Housing a range of wall and base units with work surfaces over, partial tiling to splash prone areas and sink with drainer. Space for domestic appliances, double glazed window to side elevation and gas central heating radiator.

LOBBY

Having double glazed door to rear elevation, storage cupboard housing gas central heating boiler and further door leading onto

DOWNSTAIRS BATHROOM

Having bath with shower over, wash hand basin, low level flushing WC, partial tiling to walls, double glazed window to side elevation and gas central heating radiator.

FIRST FLOOR

Landing having doors leading onto

BEDROOM ONE

12' 0" into recess x 12' 02" (3.66m x 3.71m) Having double glazed window to rear elevation, gas central heating radiator and storage cupboard.

BEDROOM TWO

11' 01" x 11' 11" into recess (3.38m x 3.63m) Having double glazed window to front elevation and gas central heating radiator.

REAR ELEVATION

Having paved area with gateway leading onto lawned garden