



**Connells**

Margaret Street  
West Bromwich



## Property Description

This perfect starter home couldn't be better located for access to public transport and local amenities. The two storey house is within close proximity to The Lyng Medical Centre & West Bromwich Central Metro Station, of which provides commuters access into Birmingham City Centre in approximately 20mins. New Square Shopping Complex Sandwell College as well as the newly build West Bromwich Academy are also nearby, and so this house really is the ideal family home.

The Victorian mid-terrace property briefly comprises of an entrance hall, two reception rooms, kitchen and a downstairs bathroom. To the first floor you have two double bedrooms and access to the loft for storage. To the rear garden offers a low maintenance space with rear access.

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## On Approach

Set back from the roadside, the property is approached via a series of steps leading up to a double-glazed entrance door, which opens into the entrance hallway.

## Entrance Hallway

To the front is a double-glazed entrance door, with a further door providing access into the lounge.

## Lounge

The room benefits from double-glazed windows to the front and rear, a feature fire surround, and a door providing access to the inner hall.

## Inner Hall

Accessed from the lounge, the inner hall leads to the staircase and includes a further door into the kitchen

## Kitchen

The fitted kitchen offers a range of wall and base units with coordinating work surfaces, sink and drainer, tiled splashbacks, space and plumbing for a washing machine, and integrated oven and hob with cooker hood. The room also benefits from a central heated radiator, a double-glazed window to the side, a door giving access to the rear garden, and an additional door leading into the lobby.

## Lobby

The area benefits from a double-glazed window to the side and provides access into the bathroom.

## Bathroom

The fitted bathroom suite includes a corner bath with shower over, wash hand basin, WC, fully tiled walls, and a double-glazed window.

## First Floor Landing

Reached by stairs from the lounge, the landing leads to bedrooms two and three and includes a further staircase rising to the second floor.

## Bedroom Two

Benefiting from two double glazed windows to the front and a central heated radiator.

## Bedroom Three

Benefiting from a double glazed window to the rear.

## Bedroom One Loft Room

Reached by a staircase from the first-floor landing, this room features a double-glazed window to the rear and a central heated radiator

## Rear Garden

Offering a combination of slabbed patio space and a lawned areas, the garden also benefits from a rear access gate.









Total floor area 97.6 m<sup>2</sup> (1,051 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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