

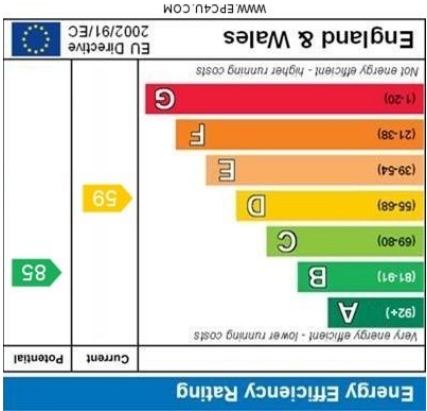
NOT TO SCALE. THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.



Great Barr | 0121 241 4441



- LOVELY BOHEMIAN STYLE VICTORIAN TERRACED BUILT IN 1885
- CENTRAL HEATING AND DOUBLE GLAZING
- WORK SHOP AND OUTBUILDING
- LOFT CONVERSION TO NOW CREATE 3 DOUBLE BEDROOMS, EN SUITE SHOWER ROOM AND FAMILY BATHROOM

Church Vale, West Bromwich, B71 4DD

£215,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Being situated on Vale Terrace a row of Victorian houses built in 1885, this charming bohemian style terraced house provides a great opportunity.

Being well situated in this popular location which is well placed for all amenities, the property has resident parking permits.

Benefitting from a loft conversion the house now provides three double bedrooms, en suite shower room and family bathroom.

The ground floor has a lovely lounge and dining kitchen with a cellar under the lounge. Served by gas central heating and having double glazing.

Outside are a foregarden plus rear garden, yard, workshop and outbuildings. In more detail this super home comprises:

LOUNGE 12' 2" x 10' 10" (3.71m x 3.3m) With composite double glazed front door, double glazed window, feature tiled and cast iron fire surround and door leading to: -

DINING KITCHEN 13' 1" x 11' 5" (3.99m x 3.48m) With sink unit, base cupboards, wall cupboards, base drawer units, double glazed window and exterior door, Vaillant wall mounted gas fired central heating boiler, radiator and access to staircase.

CELLAR Situated beneath the lounge.

FIRST FLOOR LANDING With radiator and airing cupboard.

BEDROOM TWO 9' 6" x 11' 5" (2.9m x 3.48m) With radiator and double glazed window to front.

BEDROOM THREE 13' 2" x 8' 3" (4.01m x 2.51m) With radiator, double glazed window to rear and feature cast iron fire surround.

BATHROOM With double glazed window, radiator, panel bath with electric shower, pedestal wash basin, low level WC and panelled walls.

SECOND FLOOR LOFT CONVERSION

BEDROOM ONE 10' 6" x 12' (3.2m x 3.66m) With radiator, double glazed window to rear and eaves storage.

ENSUITE SHOWER ROOM With ladder radiator, tiled walls, shower compartment with electric shower, pedestal wash basin, low level WC and velux window

OUTSIDE The property stands behind a walled fore garden. To the rear is a blue brick yard with a pedestrian right of access for number 12 and providing access to a brick built WC and brick tool store. There is a workshop which measures 9' 7" x 7' 6" (2.92m x 2.29m). The garden is situated away from the property to the rear and is predominantly lawned with fencing and hedges. The owners have one parking permit plus a visitors permit. 2023 online costs show annual cost of £36 for the first one and £42 for a second one (please check prior to commitment to buy the property)

Council Tax Band A Sandwell Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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