



**1 Bedroom Apartment  
Offers In The Region Of £99,950**

**REDSTONES**  
The Property Experts

# Shropshire Way West Bromwich B71 1AU



## SUMMARY

\*\*\*INVESTORS ONLY AS TENANTED\*\*\*A modern one bedroom ground floor apartment in a popular residential location. The well presented accommodation comprises of a hallway, lounge, kitchen, bedroom and bathroom. The property benefits from gas central heating, UPVC double glazed windows and allocated parking space.

### Hallway

Wood effect laminate flooring, radiator, entry phone, store cupboard, doors off.

### Lounge

16'4" x 12'9"

Wood effect laminate flooring, two radiators, UPVC double glazed window to front, access to kitchen.

### Kitchen

8'10" x 6'10"

Vinyl flooring, UPVC double glazed window to front, various wall units, splash back tiling, rolled edge worksurface with cupboards and drawers under, inset stainless steel sink, integrated electric oven, fitted four ring gas hob with extractor over, free standing washing machine and fridge freezer, wall mounted boiler.

### Bedroom

12'5" x 10'5"

Carpet, radiator, UPVC double glazed window to front.

### Bathroom

7'2" x 6'2"

Wood effect vinyl flooring, radiator, part tiled walls, WC, pedestal wash hand basin, panelled bath with shower screen and electric shower over, shaver socket.

### Outside

Allocated parking space.

## CONTACT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	