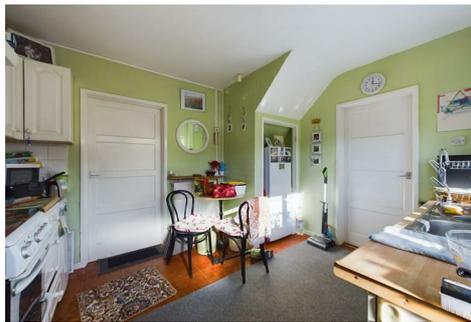




**RE/MAX**  
Prime Estates



## 12 Needwood Grove, West Bromwich, B71 3NJ

**£200,000**

Situated in the desirable area of Needwood Grove, West Bromwich, this three-bedroom house presents an excellent opportunity for first-time buyers. We understand that the property has recently benefited from significant upgrades, including new double glazing throughout, a new, modern central heating system, and a new roof, ensuring a solid foundation for future enhancements.

While the interior requires modernisation, this allows prospective buyers the chance to personalise the space to their own tastes and preferences. The current owner has maintained custodianship of the property for over 70 years, reflecting the stability and community spirit of the neighbourhood.

Needwood Grove is conveniently located near a range of local amenities, including shops, schools, and parks, making it an ideal location for families and individuals alike. The area is well-served by public transport, providing easy access to West Bromwich town centre and beyond, enhancing the appeal for those commuting to nearby cities.

This property represents a promising investment in a sought-after location, offering the potential for both immediate comfort and long-term investment.

## Approach



With a paved path leading to composite front door, lawn border and hedged front

## Entrance Hall

With a door leading from the front, stairs to the first floor and a door leading to the living room

Living Room 10'9" x 18'2" (3.30 x 5.55)



With a door leading from the entrance hall, a door leading to the kitchen, double glazed windows to the front and rear and central heating radiators

## Kitchen



With a door leading from the living room, fitted with a range of wall and base units with worktops,

stainless steel sink with drainer, a door leading to the utility, a double glazed window to the rear and a central heating radiator

## Utility

With a door leading from the kitchen, a door leading to the front, a double glazed window to the front and a central heating radiator

## Landing

With stairs leading from the entrance hall, doors to various rooms and a double glazed window to the front

## Bathroom



With a door leading from the landing, hand wash basin and a wheelchair accessible shower cubicle

## WC

With a door leading from the landing, WC and a double glazed window to the rear

Bedroom one 11'0" x 10'1" (3.36 x 3.08)



With a door leading from the landing, a central heating radiator and a double glazed window to the front

### Bedroom two 8'8" x 12'7" (2.65 x 3.84)



With a door leading from the landing, a central heating radiator and a double glazed window to the front

### Bedroom three 8'0" x 7'10" (2.46 x 2.39)



With a door leading from the landing, a central heating radiator and a double glazed window to the rear

### Garden



With a door leading from the kitchen, patio area to the front with lawn beyond and a rear access gate

### Referral Fees

At RE/MAX Prime Estates, we are committed to full

transparency in all aspects of our service.

As part of our commitment to supporting clients through the property transaction process, we may introduce you to third-party service providers, including conveyancers and mortgage advisers. Where such introductions are made, please note the following:

#### Conveyancing Referrals:

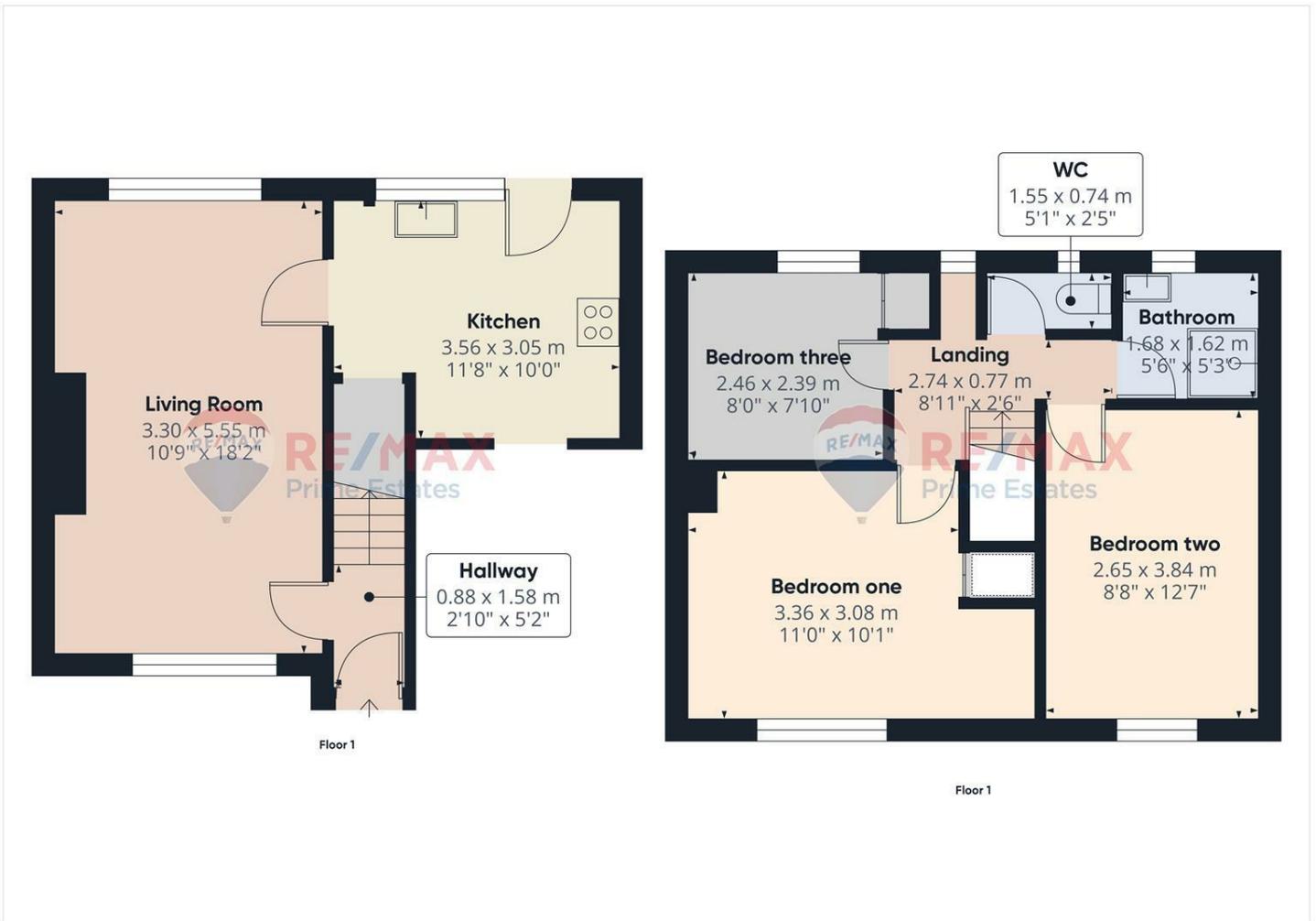
Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you and does not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

#### Financial Services Referrals:

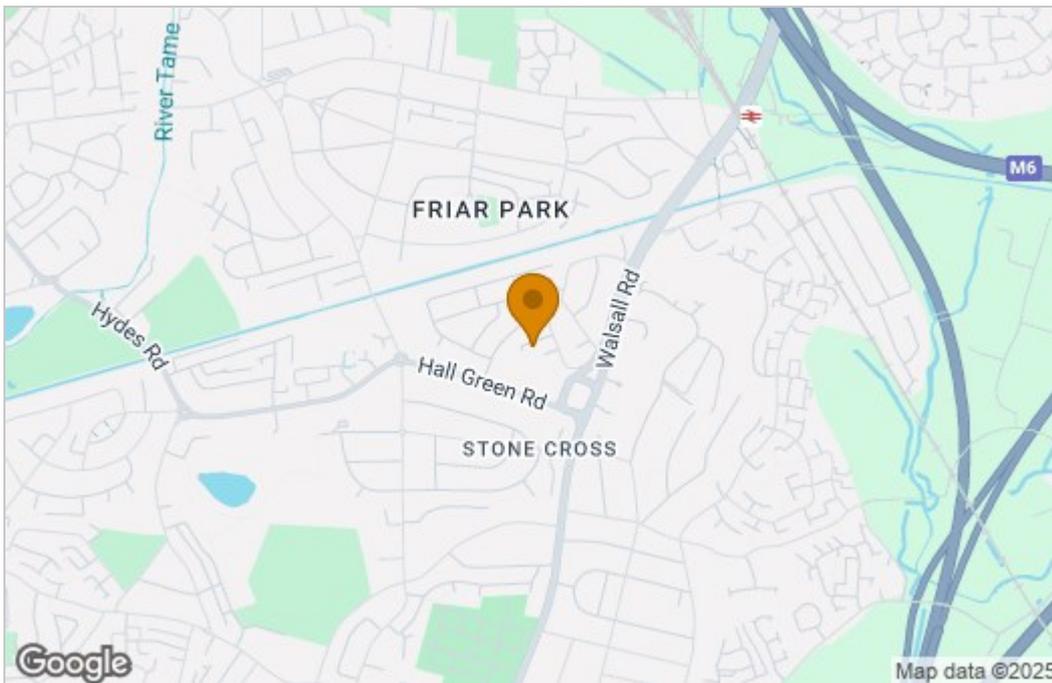
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with all our recommendations, you are under no obligation to proceed with any advisor we introduce.

We are happy to provide further details on referral arrangements upon request.

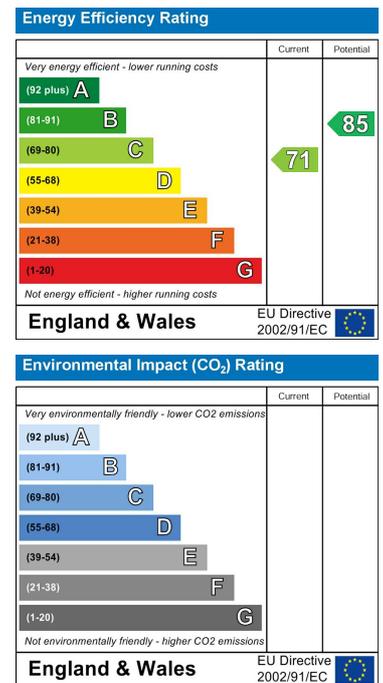
## Floor Plan



## Area Map



## Energy Efficiency Graph



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