



24 St. Pauls Crescent, West Bromwich, B70 0TR
Offers Around £165,000

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Area information

Local Amenities and Shopping

The property benefits from access to everyday amenities in West Bromwich, including local convenience stores, supermarkets, schools, healthcare facilities and other essential services.

West Bromwich town centre offers a wider selection of shops, cafés, restaurants and leisure facilities. The New Square shopping area provides further retail options, making it convenient for residents to access a range of everyday shopping and services.

Green Spaces and Outdoor Recreation

For those who enjoy outdoor activities, the surrounding area offers access to several green spaces.

Greets Green Park provides a local outdoor space, while Dartmouth Park offers a larger parkland setting with opportunities for walking, relaxation and family recreation. Sandwell Valley Country Park is another attraction in the wider area, offering extensive open spaces and opportunities to enjoy nature.

These nearby green spaces add to the appeal of the location for residents seeking access to outdoor leisure alongside everyday amenities.

Public Transport and Railway Connections

St. Pauls Crescent is positioned within reach of local bus services and the wider West Midlands transport network, offering connections to West Bromwich and neighbouring towns.

Nearby transport options include:

Dudley Port railway station – providing National Rail connections towards Birmingham and the Black Country.

Tipton railway station – offering additional rail services in the surrounding area.

Sandwell & Dudley railway station – providing further regional and national rail connections.

West Bromwich Central tram stop – connecting passengers with the West Midlands Metro network and destinations including Birmingham city centre.

Road connections also provide access to the surrounding Black Country and the wider West Midlands, making the location worth considering for commuters.

Travel times and service routes should be checked before travelling.

Disclaimer

Disclaimer - These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing,

they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

(Please note: photos were taken prior to the property being tenanted and are for illustration purposes only).

TENURE

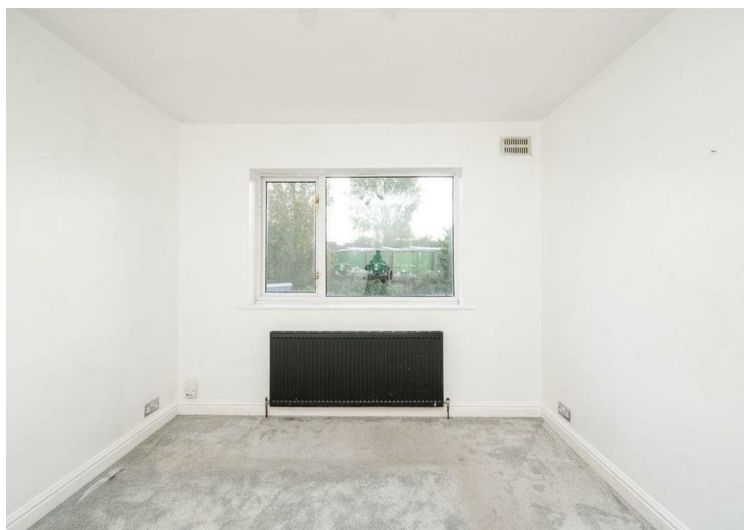
Freehold

POSSESSION

Vacant

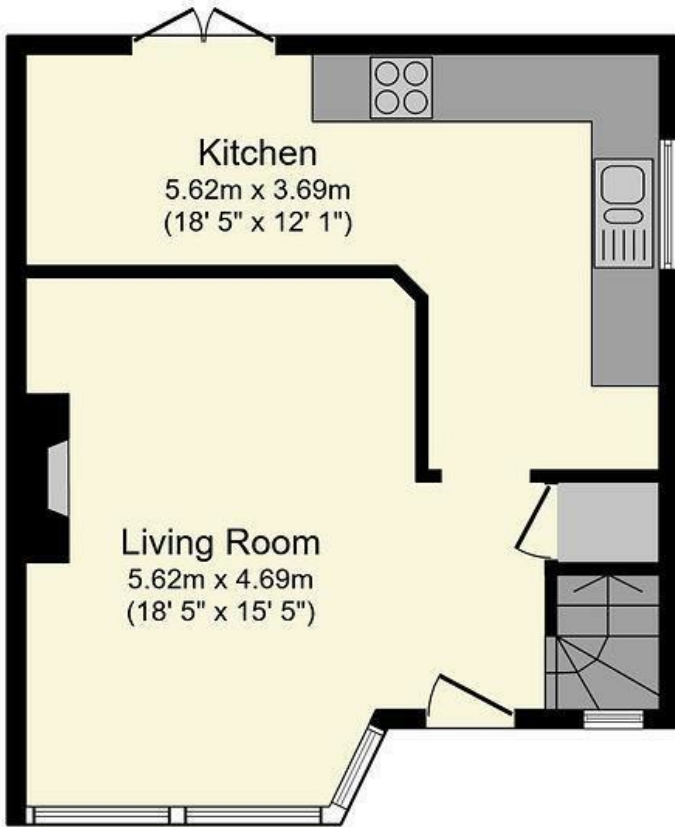
VIEWING

Viewing strictly by appointment through Genie Homes

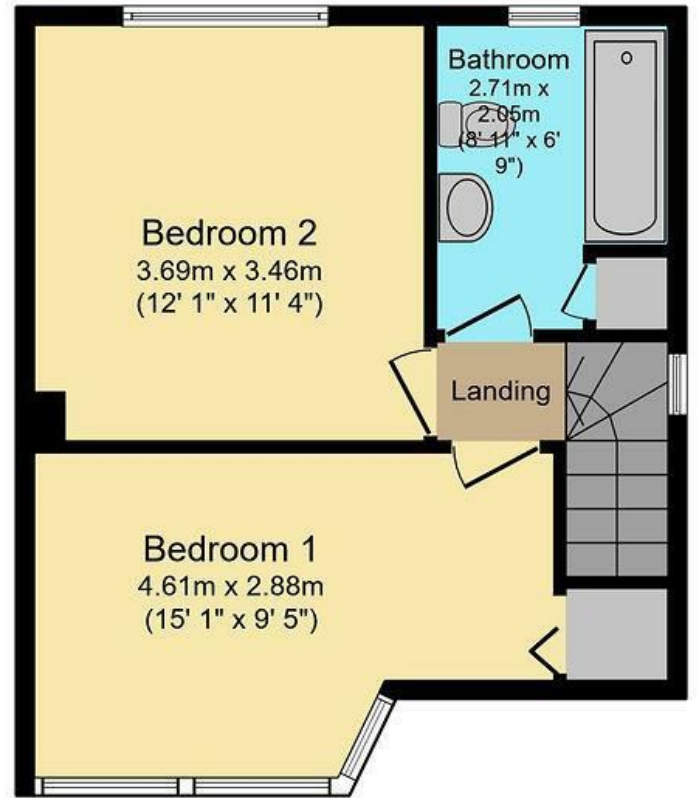




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor

Total floor area: 70.3 sq.m. (756 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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