

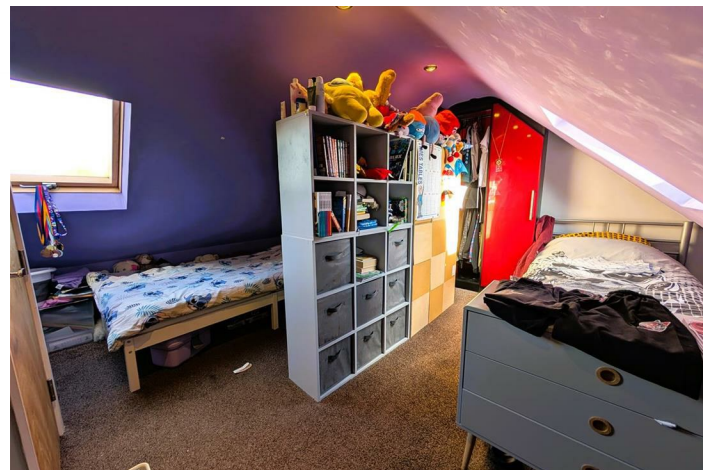
16 Whitgreave Street, West Bromwich, B70 9BA



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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16 Whitgreave Street, West Bromwich



Hicks Hadley

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****Four Bedrooms** **Superb for Upsizers****

A well presented, extended four bedroom traditional semi-detached property conveniently located for transport and motorway links, schools and all local amenities. The property briefly comprises: large entrance hall, spacious lounge, refitted kitchen/dining room, four generously sized bedrooms and a refitted bathroom to the first floor. The property further benefits from: driveway, large garage/workshop, impressive garden, gas central heating and double glazing. **VIEWING HIGHLY RECOMMENDED.**

Hicks Hadley

Offers Over £280,000 - Freehold



Porch

Double glazing through, composite entrance door.

Entrance Hallway

Composite front door fitted with glazed panel feature, Central heating radiator to the side elevation, through to the kitchen and lounge space.

Ground floor W.C

Toilet and sink fitted.

Lounge 22'0" x 10'9" (6.71m x 3.28m)

Double glazed bay style window fitted to the front elevation, Central heating radiator fitted to the side elevation, Gas feature fire place fitted with surround.

Kitchen/Diner 15'1" I shape (4.60m I shape)

Great size extended kitchen/dining space, boiler wall mounted, ample base and wall units, Electric oven, gas hob fitted with stainless steel splash-back and extractor fan, appliance space for washing machine and fridge freezer, One bowl sink fitted with mixer tap and drainer, Double glazed windows fitted to the side and rear elevation with glazed sliding patio style doors into a large conservatory space, central heating radiator fitted to the side elevation.

Conservatory 11'5" x 9'3" (3.48m x 2.82m)

Great extra space with double glazing and central heating radiator fitted to the side elevation, Access doors into the rear garden.

Landing 8'5" x 5'4" (2.57m x 1.63m)

Frosted double glazed window to the side elevation, Access to three great size bedrooms and family bathroom.

Bedroom One/Loft space 11'9" rhh (3.58m rhh)

Two Skylight style windows fitted to the front and rear elevation, Three spot lights fitted and be spoke wardrobe space fitted.

Bedroom Two 10'9" x 10'2" (3.28m x 3.10m)

Double glazed bay style window fitted to the front elevation, central heating radiator fitted to the side elevation.

Bedroom Three 10'4" x 8'8" (3.15m x 2.64m)

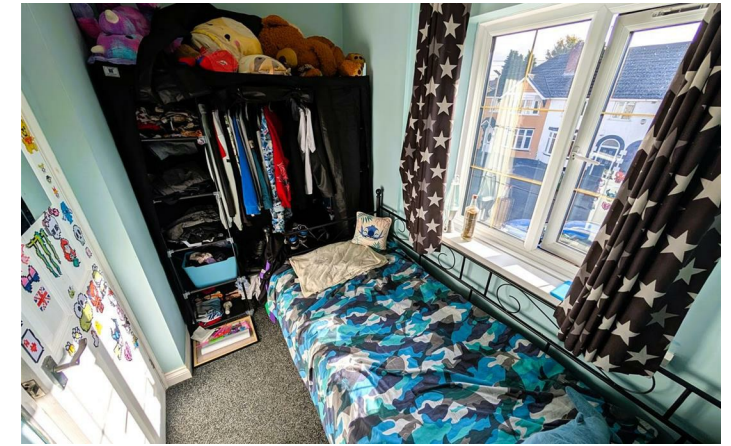
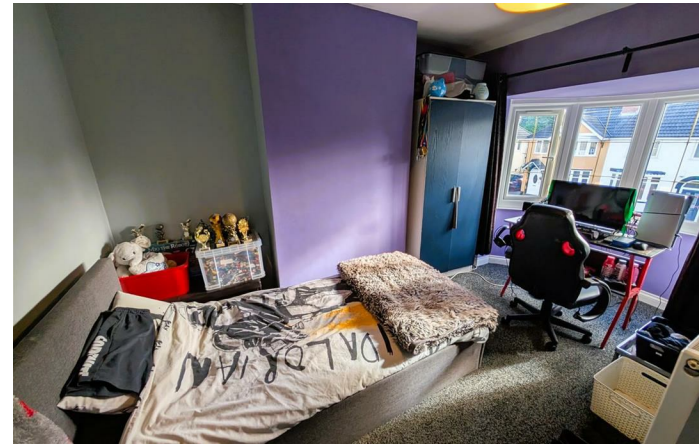
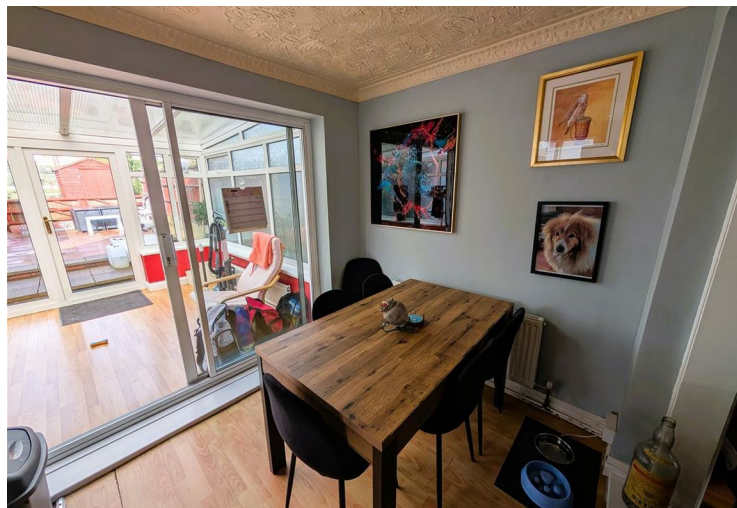
Double glazed window fitted to the rear elevation, Bespoke fitted wardrobes fitted with glass panel, central heating radiator fitted to the side elevation.

Bedroom Four 8'8" x 5'6" (2.64m x 1.68m)

Double glazed window fitted to the front elevation, central heating radiator fitted to the side elevation.

Family Bathroom

Obscured glazed window fitted to the rear elevation, Chrome towel radiator fitted to the side elevation, Bathtub with over head thermostatic shower fitted and shower screen fitted, Sink with chrome mixer tap fitted, low flush toilet, Partially tiled.



External

On the approach sits newly surfaced driveway with off road parking along with side access to a super spacious garage/workshop area with side gate access to the rear garden. To the rear garden sits a spacious slabbed area with an access gate to a mature tiered with sleeper style beams and a well maintained lawn area and fitted pond with access to a outbuilding.

Agent Notes

All main services are connected . (Gas/ Electric / Water)

Broadband/Mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band :

EPC :

Tenure Information :freehold

Any other Material Facts :traditional brick and block build with tiled roof

Garage/Workshop
Shutter control opening large space.

