

Innovate

Estate Agents



Somerset Road, West Bromwich
£285,000

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Approach	The property is approached via block paved front driveway with step leading to composite front entrance door.	Bedroom One	18' 0" x 7' 4" (5.489m x 2.241m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation, access to loft space and door leading into en suite.
Entrance Hallway	Having ceiling light point, power point, gas central heating radiator, stairs rising to first floor landing and doors leading into reception room one and two, guest W/C and fitted kitchen.	En Suite	8' 4" x 3' 11" (2.532m x 1.183m) Having ceiling light point, gas central heated towel rail, obscure double glazed window to side elevation, pedestal hand wash basin, low level W/C, built in shower cubicle with shower head above, tiling to splash prone areas and linoleum flooring.
Guest W/C	2' 11" x 5' 5" (0.887m x 1.662m) Having ceiling light point, gas central heating radiator, obscure double glazed window to front elevation, pedestal hand wash basin, low level W/C, tiling to splash prone areas and premium vinyl flooring.	Bedroom Two	10' 10" x 10' 4" (3.310m x 3.155m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation and door leading into en suite.
Reception Room One	23' 11" x 10' 5" (7.300m x 3.165m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation, door leading into fitted kitchen and conservatory.	En Suite	3' 11" x 7' 4" (1.183m x 2.225m) Having ceiling spot lights, obscure double glazed window to rear elevation, underfloor heating, bathroom suite comprises of low level W/C, vanity hand wash basin, built in shower cubicle with shower head above, tiling to all walls and floor.
Fitted Kitchen	9' 5" x 15' 4" (2.858m x 4.667m) Having ceiling spot lights, power points, gas central heating radiator, double glazed window to rear elevation fitted kitchen comprises of matching wall and base units, roll top work surfaces, integrated bowl and a half stainless steel sink drainer unit with mixer tap, integrated four ring gas hob with cooker hood above, integrated double oven, plumbing for dishwasher and washing machine, breakfast bar, space for fridge/freezer, storage cupboard, tiling to splash prone areas, premium vinyl flooring and door leading into conservatory.	Bedroom Three	10' 10" x 9' 6" (3.314m x 2.888m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Conservatory	16' 1" x 11' 1" (4.900m x 3.381m) Having ceiling light point, power points, tiled flooring, active blue glass roof, double glazed windows to rear elevation and sliding patio doors leading into rear garden.	Bedroom Four	8' 11" x 7' 11" (2.713m x 2.402m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Reception Room Two	17' 6" x 7' 7" (5.338m x 2.309m) Having ceiling spot lights, power points, gas central heating radiator, fitted cupboards and double glazed window to front elevation.	Family Bathroom	Having ceiling spot lights, gas central heated towel rail, obscure double glazed window, bathroom suite comprises of panel bath with mixer tap and shower head above, vanity hand wash basin, low level W/C, tiling to all walls and floor.
First Floor Landing	Having ceiling light point, power points, access to loft space, storage cupboard and doors leading into:	Rear Garden	The rear of the property comprises of paved patio area laid to lawn with shed and fencing to its perimeters.

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