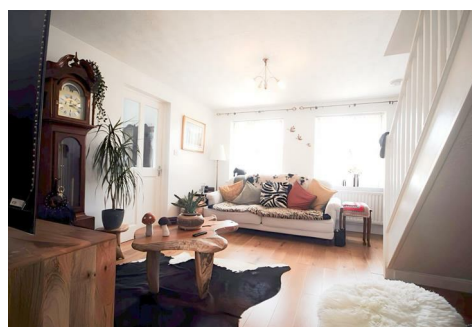




RE/MAX
Elite



37 Horsecroft Drive, West Bromwich, B71 3TE
£195,000

**MODERN TWO BEDROOM HOME IN A QUIET CUL-DE-SAC – IMMACULATE CONDITION
THROUGHOUT**

This beautifully presented 2-bedroom home in the heart of B71 is ideal for first-time buyers, small families, or anyone seeking a stylish, low-maintenance home. With a sleek kitchen, spacious lounge, and a private landscaped garden, this home blends modern living with comfort. Located in a peaceful cul-de-sac yet close to amenities, it's a must-see!

FOYER 4'11" x 3'4" (1.5m x 1.02m)

A neat and welcoming entrance space that leads directly into the main living area, setting the tone for this well-kept home.

LIVING ROOM 12'4" x 12'5" (3.77m x 3.80m)

Bright, airy and tastefully decorated with stylish wooden flooring, large windows and a feature staircase, creating a relaxing and elegant family space.

DINING AREA 12'9" x 6'11" (3.90m x 2.11m)

Open to the kitchen, this versatile space is currently set up with a breakfast bar but would suit a dining table perfectly. French doors open out to the rear garden, ideal for entertaining.

KITCHEN 12'9" x 5'6" (3.90m x 1.69m)

Modern and well-equipped with ample cabinetry, integrated oven, induction hob, and wood-effect countertops. A bright and functional layout with garden views.

PRIMARY BEDROOM 11'6" x 12'5" (3.51m x 3.81m)

A generous double bedroom boasting dual windows that fill the room with natural light. Clean white walls and built-in storage create a calm, restful atmosphere.

BEDROOM TWO 8'0" x 12'5" (2.46m x 3.81m)

Currently styled as a charming second bedroom or potential home office, with built-in wardrobe and neutral décor. Ideal for guests, kids, or remote work.

BATHROOM 5'10" x 6'2" (1.79m x 1.90m)

A sleek, fully tiled modern bathroom featuring a bath with overhead shower, vanity unit, and chrome heated towel rail — finished to an exceptional standard.

REAR GARDEN

Private, enclosed and super low-maintenance with artificial lawn and patio area — perfect for outdoor lounging, BBQs or pets. Includes shed storage.

Floor Plan



FLOOR 2

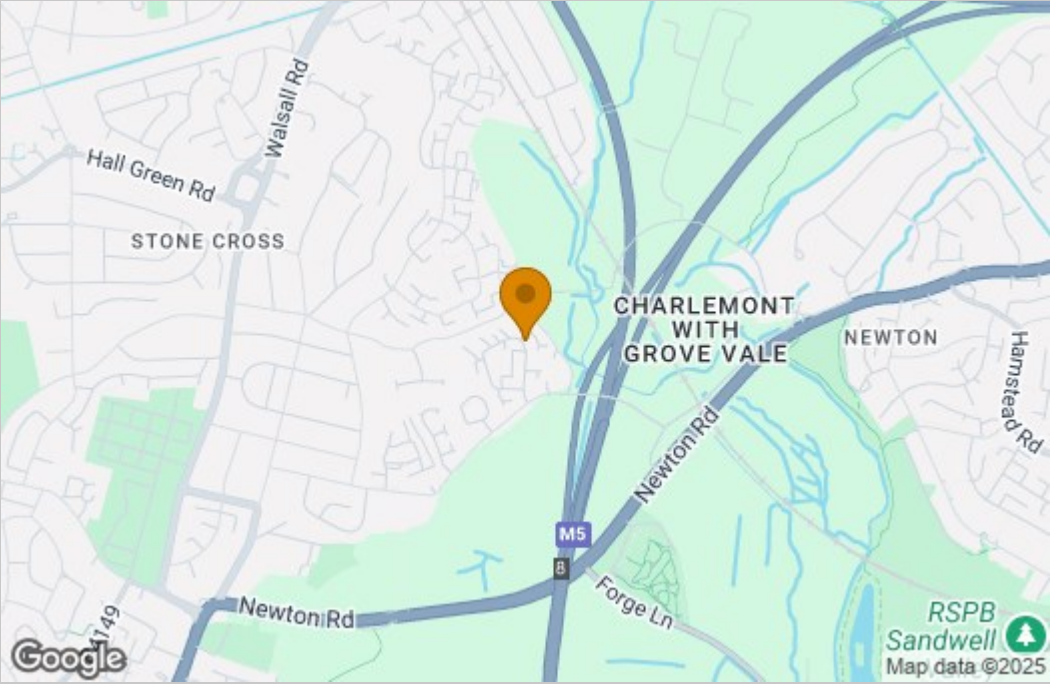


FLOOR 1

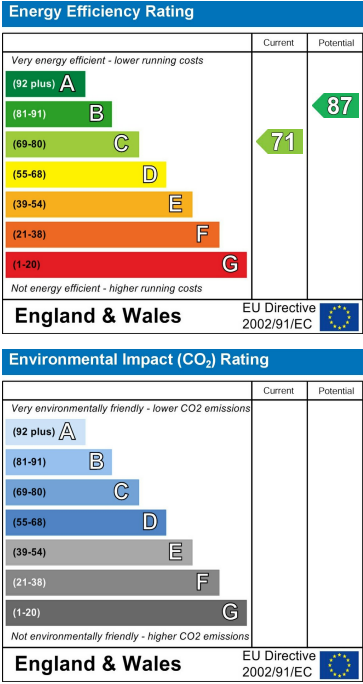
TOTAL: 61 m2
FLOOR 1: 31 m2, FLOOR 2: 30 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.