



**RE/MAX**  
Elite



**37 Horsecroft Drive, West Bromwich, B71 3TE**  
**£190,000**

**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

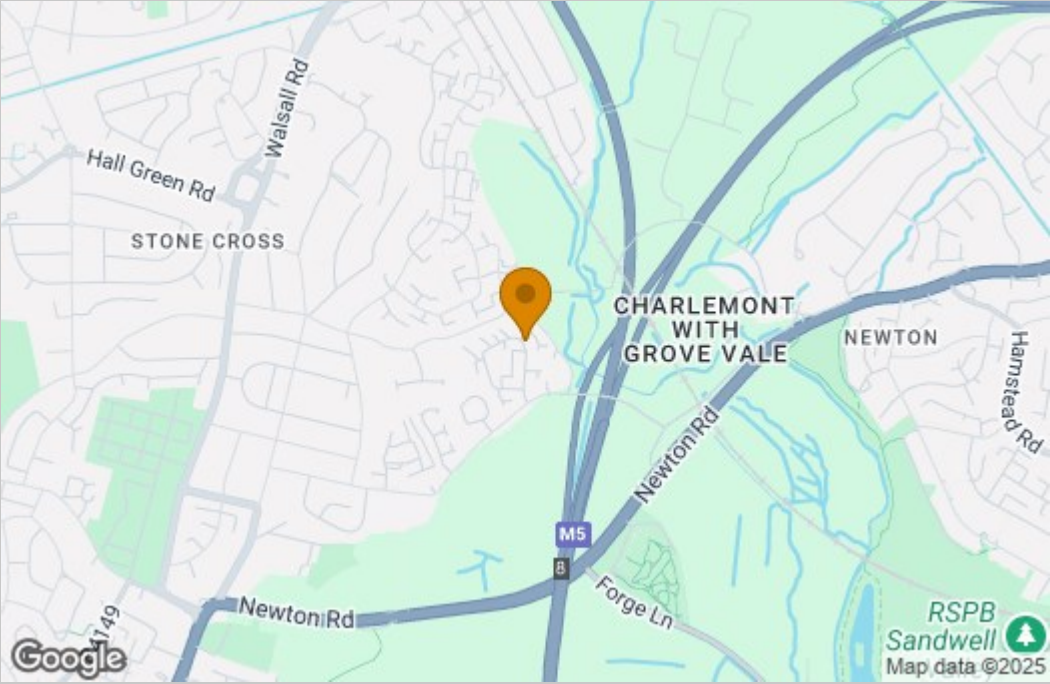


FLOOR 1

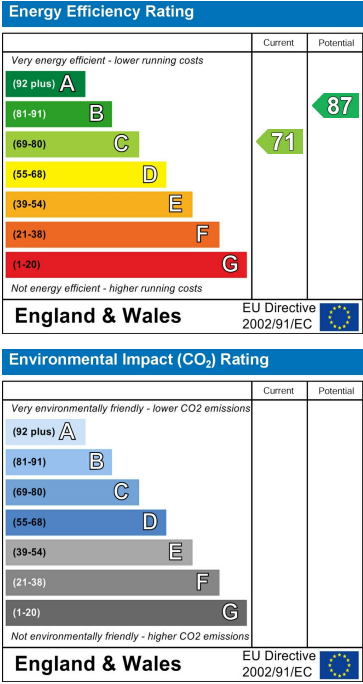
TOTAL: 61 m2  
FLOOR 1: 31 m2, FLOOR 2: 30 m2

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

Area Map



Energy Efficiency Graph



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