

for sale

offers over **£340,000** Freehold



The Bantocks West Bromwich B70 0PB

This extended home offers heaps of leaving living space and would be best suited to the larger than average family. Set within a sought after cul-de-sac next to Black Lake Metro Station the property is well maintained and comes with two receptions, separate utility room, and an en-suite to master.

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Property Details

Entrance Porch

Double glazed door to front.

Entrance Hall

Door to front and under stairs cupboard.

Cloakroom

Double glazed window to side, wash hand basin, WC and radiator.

Study 12' 11" x 7' 7" (3.94m x 2.31m)

Door to hall and radiator.

Lounge 16' 11" max x 11' 3" max (5.16m max x 3.43m max)

Double glazed window to front, radiator, TV point and door to hall.

Dining Room 20' 8" max x 20' 10" max (6.30m max x 6.35m max)

Double glazed patio doors to rear, two radiators, wall lights, laminated flooring and door to kitchen and utility.

Kitchen 10' 3" x 9' 5" (3.12m x 2.87m)

Double glazed window to rear, fitted kitchen with array of wall and base units with work surfaces over, 1/1/2 bowl stainless steel sink and drainer, electric oven and gas hob with cooker hood over and central heating boiler.

Utility Room

Double glazed window to side, door to rear garden and WC, base units and cupboards with work surfaces over, radiator and plumbing for washing machine.

First Floor Landing

Cupboard and loft access.

Bedroom One 14' 9" into doorway x 12' 5" recess (4.50m into doorway x 3.78m recess)

Double glazed window to front, built in wardrobes and radiator.

En Suite

Double glazed window to front, shower cubicle, wash hand basin, WC, extractor fan, radiator and partly tiled.

Bedroom Two 10' 5" x 9' 8" (3.17m x 2.95m)

Double glazed window to rear, radiator, TV point and laminated flooring.

Bedroom Three 14' 1" x 7' 7" (4.29m x 2.31m)

Double glazed window to front, radiator and laminated flooring.

Bedroom Four 10' max x 7' 7" max (3.05m max x 2.31m max)

Double glazed window to rear, radiator and laminated flooring.

Bedroom Five 7' 10" x 7' 1" (2.39m x 2.16m)

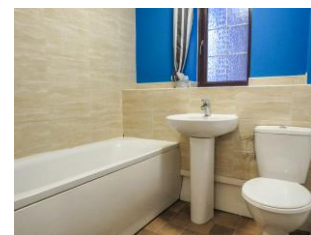
Double glazed window to rear, radiator and laminated flooring.

Bathroom

Window to side, radiator, bath with mixer taps and shower over, wash hand basin, WC, extractor fan and partly tiled.

Rear Garden

Slabbed patio area, split from lawn by shallow brick wall. Outside tap and side gated access.



To view this property please contact Connells on

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3 Astle Park
WEST BROMWICH B70 8NS

Tenure: Freehold

EPC Rating: D

Property Ref: WBW307570 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.