



Church Vale West Bromwich B71 4DR

for sale
£475,000



Property Description

Built in the early 1900's, this Victorian detached home is a perfect upsize and offers enough space for multiple generation. The house is within close proximity to Sandwell Valley Country Park & Sandwell Hospital, as well as the Newton Road providing access to Great Barr & M6 Motorway. West Bromwich Town Centre & New Square Shopping Complex are nearby at just over 1 mile away along with the Metro taking you into Birmingham City Centre in less than 25 mins from West Bromwich Central. The three storey detached home briefly comprises of an entrance hallway with original minton tiled flooring with the original wooden door to the front porch, large lounge to the front with a bay window and feature fire place, second reception room again with a feature fire place and french doors opening up to the rear garden, a high spec fitted kitchen with granite tops and splash back, under floor heating and some fitted appliances and also benefiting from a downstairs bathroom. The garage to the side of the property offers potential to extend subject to planning but then a further additional kitchen diner perfect for hosting! The first floor is home to three bedrooms all with fitted wardrobes and an additional bathroom and the second floor holds the 4 bedrooms which spans the whole width of the building and again with fitted storage space. The property benefits from having a dropped curb to the front for ample off road parking and a large rear garden with a patio area perfect for hosting!

On Approach

Dropped curb to a concrete print driveway providing ample off road parking.

Entrance Porch

Composite door to the front and access to the hallway.

Entrance Hallway

Original wooden door to the front, minton tiled floor and access to the cellar.

Lounge

15' into bay x 13' 11" (4.57m into bay x 4.24m)

Double glazed bay sash window to the front, central heated radiator, gas fire, TV and Internet points.

Dining Room

15' into bay x 12' 1" (4.57m into bay x 3.68m)

Double glazed window to the rear, gas fire, door to the rear and central heated radiator.

Kitchen

20' 10" x 9' 8" (6.35m x 2.95m)

Fully fitted kitchen compromising of a range of wall and base units with granite work surfaces over, splash backs, integrated electric oven, integral gas hob with cooker hood over, integrated microwave, space for fridge and washing machine, wall mounted combi boiler and under floor heating.

Utility Room

5' 5" x 3' 8" (1.65m x 1.12m)

Ground Floor Bathroom

Fitted bathroom suite compromising of a fitted panel bath, shower cubicle, wash hand basin, WC and tiling.

First Floor Landing

Stairs from the entrance hall, storage cupboard, stairs to the second floor and doors to;

Bedroom Two

18' 10" x 12' 10" (5.74m x 3.91m)

Two double glazed sash windows to the front, central heated radiator and fitted wardrobe.

Bedroom Three

12' 11" x 12' 7" (3.94m x 3.84m)

Double glazed sash window to the rear, central heated radiator and fitted wardrobe.

Bedroom Four

9' 11" x 9' 9" (3.02m x 2.97m)

Double glazed window to the rear, central heated radiator and fitted wardrobe.

Bathroom

Fitted bathroom suite compromising of a fitted panel bath, separate shower cubicle, wash hand basin WC, central heated radiator and tiling.

Second Floor Landing

Stairs from the first floor landing and door to the bedroom one.

Bedroom One

18' 9" x 16' 8" (5.71m x 5.08m)

Double glazed sash window to the rear, fitted wardrobe and central heated radiator.

Garage

35' 4" x 10' 10" (10.77m x 3.30m)

Up and over door, power and lighting.

Additional Kitchen

27' 4" x 10' 9" (8.33m x 3.28m)

Second kitchen situated to the rear of the garage briefly compromising of a range of fitted wall and base units with work surfaces over, sink, plumbing point and french doors to the rear.

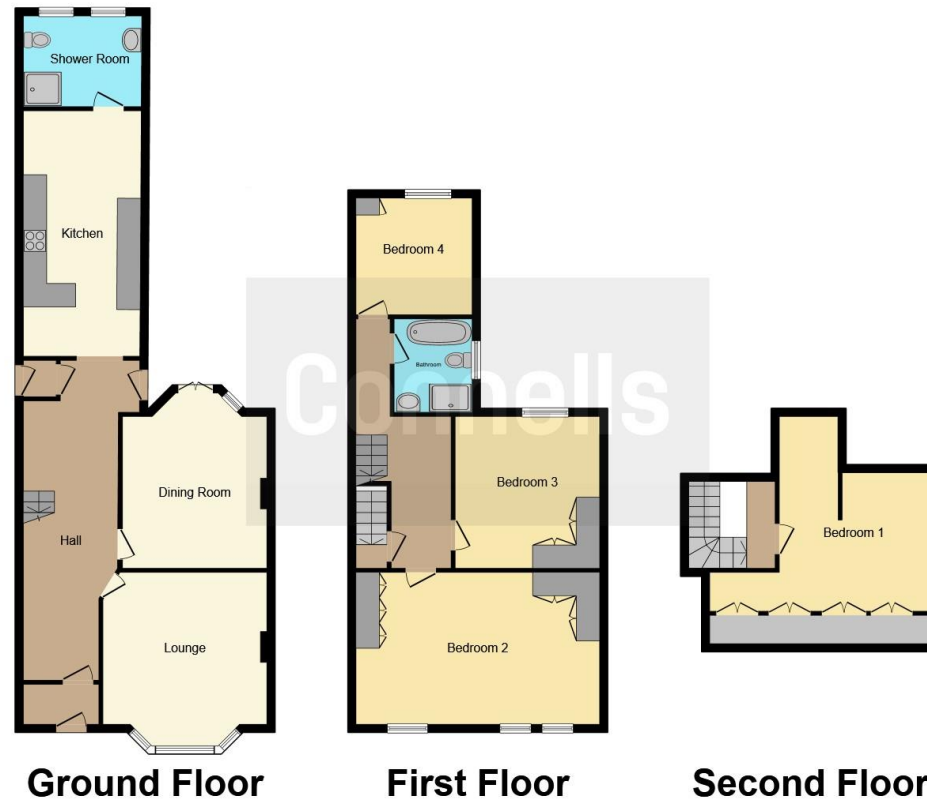
Rear Garden

A concrete print patio, side gated access and a large family side grass lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

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