



**Connells**

Whitworth Drive  
WEST BROMWICH

# Whitworth Drive WEST BROMWICH B71 3AU

for sale  
**£400,000**



## Property Description

This stunning DETACHED property offers the perfect opportunity for your next family home. Set in a sought after location on Whitworth Drive this one will not be available for long. The property benefits from being within walking distance to major bus links and easy access to the Newton Road to Great Barr. The new square shopping centre offers an array of shops and amenities along with being close to the Sandwell & General Hospital as well as being within the catchment for Pennyhill Primary School.

The property briefly comprises of driveway for off road parking, lounge to the front, study, and the kitchen/diner to the rear with access to the well maintained rear garden. The first floor offers four generously sized bedrooms with a family bathroom. and an en suite to the master bedroom.

**CALL NOW TO ARRANGE YOUR VIEWINGS!**

## On Approach

Set back from the road side having a block paved driveway and side gated access.

## Entrance Hall

Double glazed door to the front, stairs to the first floor and doors to the guest WC, lounge and kitchen/diner.

## Lounge

16' x 11' 8" ( 4.88m x 3.56m )

Having a double glazed bow window to the front, fire set in a feature surround, TV point, carpet flooring and a central heated radiator.

## Wc

Double glazed window to the front, wash hand basin and low level WC.

## Kitchen/Diner

Open plan kitchen dining room having a fully fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, plumbing point, integrated fridge and freezer, integrated dishwasher, integrated oven and hob with cooker hood over, central heated radiator, spotlights to the ceiling, double glazed window to the rear, bi fold doors to the rear garden, door to the office/study and a storage cupboard.





## Office/Study

17' 7" x 7' 5" ( 5.36m x 2.26m )

Double glazed window to the front and a central heated radiator.

## First Floor Landing

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

## Bedroom One

11' 8" x 10' ( 3.56m x 3.05m )

Double glazed window to the front, carpet flooring, central heated radiator, two fitted wardrobes and door to the ensuite.

## En Suite

Double glazed window to the front, fitted shower cubicle, extractor fan, wash hand basin, WC, chrome heated towel rail and vinyl flooring.

## Bedroom Two

12' 6" x 7' 7" max ( 3.81m x 2.31m max )

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

## Bedroom Three

7' 5" x 7' 3" ( 2.26m x 2.21m )

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

## Bedroom Four

7' 3" x 6' 3" ( 2.21m x 1.91m )

Double glazed window to the rear and carpet flooring.

## Bathroom

Fitted bathroom suite comprising of a fitted panel bath with shower over, wash hand basin, WC, tiling to walls and a double glazed window to the side.

## Rear Garden

Well maintained tiered outside space having a slabbed patio area to the front, steps upto the second tier having a grass edged with plant life. Step upto the third grass tier housing a garden shed. Outside tap and side gated access.

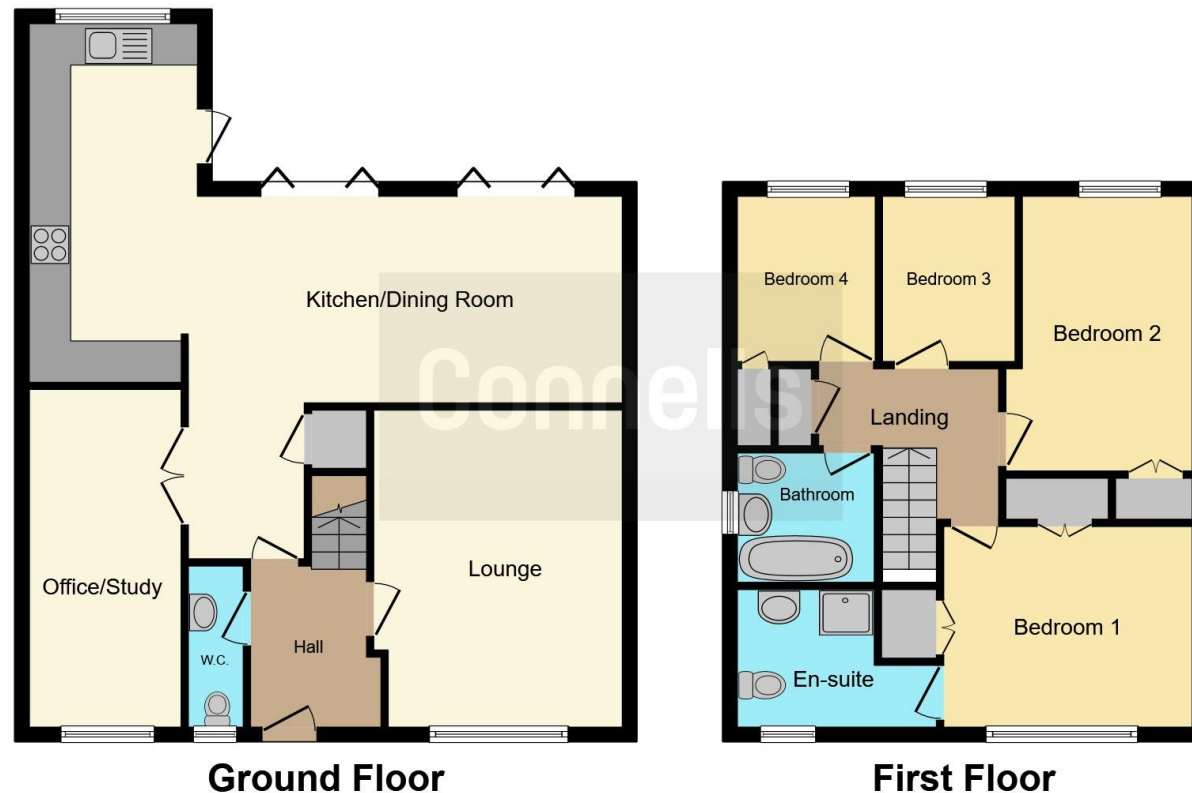












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

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