



Ardav Road, West Bromwich B70 0RA

welcome to

Ardav Road, West Bromwich

MID TERRACETHREE BEDROOMS***LOUNGE***KITCHEN/DINER***OFF ROAD PARKING***GARAGE***DOUBLE GLAZING***CENTRAL HEATING***

Note

Council Tax Band: B

Front Garden

Dropped kerb and block paved to front.

Entrance Porch

UPVC and brick construction, UPVC double glazed door to front, storage cupboard and carpet flooring.

Lounge

14' 9" into window x 14' 11" (4.50m into window x 4.55m)

UPVC double glazed window to front, understairs storage, TV aerial points, stairs to first floor and carpet flooring.

Kitchen / Diner

14' 11" into window x 10' (4.55m into window x 3.05m)

UPVC double glazed window to rear, UPVC double glazed french doors to rear leading to garden, wall and base units with work surfaces over, sink and drainer unit, integrated electric oven, integrated gas hob, plumbing for washing machine, radiator and carpet and lino flooring.





Landing

Storage cupboard, carpet flooring and loft access.

Bedroom One

12' 5" into window x 8' 7" (3.78m into window x 2.62m)
UPVC double glazed window to front, fitted wardrobe, carpet flooring and radiator.

Bedroom Two

11' 10" into wardrobe and window x 8' 8" (3.61m into wardrobe and window x 2.64m)
UPVC double glazed window to rear, fitted sliding wardrobe, carpet flooring and radiator.

Bedroom Three

9' 11" into window and wardrobe x 6' (3.02m into window and wardrobe x 1.83m)
UPVC double glazed window to front, built in wardrobe, carpet flooring and radiator.

Bathroom

UPVC double glazed window to rear, bath, wash hand basin, low level WC, tiled walls from floor to ceiling, vinyl flooring and radiator.

Rear Garden

Paved patio area, raised lawned area to rear and access to stand alone garage.

Rear Garage

18' x 8' (5.49m x 2.44m)
Having light and power points.



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welcome to

Ardav Road, West Bromwich

- MID TERRACE
- THREE BEDROOMS
- LOUNGE
- KITCHEN/DINER
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

offers in excess of

£220,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
GRB110376 - 0003

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