

Walsall Road, West Bromwich B71 3LN



welcome to

Walsall Road, West Bromwich

SEMI DETACHEDFREEHOLD***DRIVEWAY***EXTENSION***LARGE KITCHEN***THREE BEDROOM***OFFICE***CENTRAL HEATING***DOUBLE GLAZING***PORCH***MODERN***

Agent Note

Council Tax Band D

Approach Gravel drive way ample parking, door into porch

Porch Brick porch, door into

Entrance Hall Stairs upto first floor, ceiling light point

Lounge

13' 7" into bay x 10' 10" (4.14m into bay x 3.30m) Double glazed bay window to the front of the property, laminate flooring, ceiling light point, radiator

Dining Room

12' 9" x 10' 9" (3.89m x 3.28m) Double glazed french doors to the rear of the property, ceiling light point, radiator

Office

Double glazed sky light, double glazed window to the front of the property, four ceiling light points, carpeted, radiator

Guest Wc

Guest WC leading off from the office, wall mounted boiler, low level WC, wash hand basin with vanity unit

Kitchen

15' 8" x 15' 4" (4.78m x 4.67m) Extended kitchen, double glazed window and french doors to the rear of the property, skylight, tiled flooring, island, spots, sink and drain, a range of wall and floor cabinets with worktops, integrated fridge/freezer, oven, microwave, washing machine and tumble dryer.

Landing

Double glazed window to side of property, loft access with ladders, carpeted, ceiling light point

Bedroom One

13' x 10' 10" ($3.96m\ x\ 3.30m$) Double glazed window to the rear of the property, carpeted, ceiling light point, radiator

Bedroom Two

14' \times 10' 11" (4.27m \times 3.33m) Double glazed bay window to the front of the property, laminate flooring, ceiling light point, radiator

Bedroom Three

7' 9" x 7' 8" (2.36m x 2.34m) Double glazed window to the rear of the property, laminate flooring, ceiling light point, radiator

Bathroom

Double glazed window to the rear of the property, double shower, freestanding bath, WC, sink with vanity, tiled flooring and walls, spot lights













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- SEMI DETACHED
- FREEHOLD
- DRIVEWAY
- EXTENSION
- LARGE KITCHEN

Tenure: Freehold EPC Rating: C

offers in excess of

£330,000

view this property online shipways.co.uk/Property/GRB111211



Property Ref: GRB111211 - 0006 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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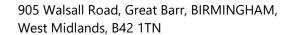




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