



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' x 10' 11" (4.27m x 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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Walsall Road, West Bromwich

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

Tenure: Freehold EPC Rating: C

offers in excess of

£320,000



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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Property Ref:
GRB111211 - 0008

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