



**Bustleholme Lane, West Bromwich B71 3BD**

**welcome to**

## **Bustleholme Lane, West Bromwich**

\*\*\*EXTENDED DETACHED\*\*\*FOUR BEDROOMS\*\*\*THREE RECEPTION ROOMS\*\*\*UTILITY ROOM\*\*\*DOWNSTAIRS WC\*\*\*OFF ROAD PARKING\*\*\*OUTBUILDING\*\*\*DOUBLE GLAZED & CENTRAL HEATING\*\*\*

### **Agent Note**

Council Tax Band D

### **Front Garden**

Dropped kerb and block paved to front.

### **Entrance Porch**

Double glazed door to front, ceiling light point and radiator.

### **Shower Room**

Shower cubicle, low level WC, vanity wash hand basin, extractor fan, ceiling light point and radiator.

### **Study**

10' 6" x 7' ( 3.20m x 2.13m )

Cupboard, ceiling light point and radiator.

### **Lounge**

23' 6" x 12' 7" ( 7.16m x 3.84m )

Double glazed window to front, two ceiling light points, three radiators and door to:-

### **Dining Room**

11' 2" x 10' 8" ( 3.40m x 3.25m )

Double glazed window to rear, ceiling light point and radiator.

### **Third Reception Room**

16' 9" x 16' 7" ( 5.11m x 5.05m )

Double glazed window to front, understairs cupboard, ceiling light point and radiator.

### **Kitchen**

11' 4" x 10' ( 3.45m x 3.05m )

Wall and base units with work surfaces over, sink and drainer unit, electric double oven, gas hob with extractor over, fridge freezer and plumbing for dish washer.

### **Utility Room**

10' x 5' 9" ( 3.05m x 1.75m )

Sink and drainer, plumbing for washing machine, ceiling light point and radiator.

### **Landing**

Spotlights, radiator and loft access to boarded and insulated loft space.

### **Bedroom One**

12' 9" x 10' ( 3.89m x 3.05m )

Double glazed window to front, spotlights, ceiling light point and radiator.

### **Bedroom Two**

14' 11" x 7' 1" ( 4.55m x 2.16m )

Double glazed window to rear, ceiling light point and radiator.

### **Bedroom Three**

10' 11" x 8' 10" ( 3.33m x 2.69m )

Double glazed window to rear, ceiling light point and radiator.

### **Bedroom Four**

16' 6" x 9' 10" ( 5.03m x 3.00m )

Two double glazed windows to front, ceiling light point and radiator.

### **Bathroom**

Double glazed window to rear, bath with shower over, vanity wash hand basin, low level WC, extractor fan, spotlights and heated towel radiator.

### **Rear Garden**

Paved, fire pit, spotlights and fenced surround.

### **Outbuilding**





22' 2" x 13' 11" ( 6.76m x 4.24m )  
UPVC door to garden, double glazed window to  
front, power and spotlights.



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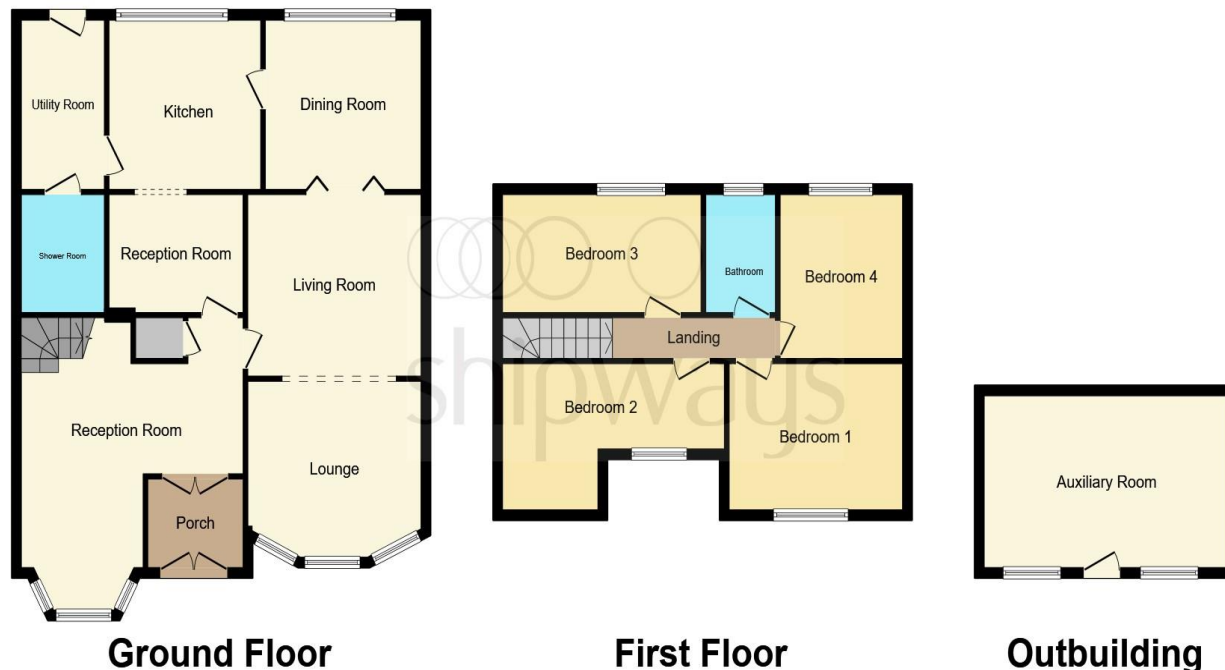
welcome to

## Bustleholme Lane, West Bromwich

- EXTENDED DETACHED
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- UTILITY ROOM
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: C

**£500,000**



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**0121 358 2281**



[greatbarr@shipways.co.uk](mailto:greatbarr@shipways.co.uk)



905 Walsall Road, Great Barr, BIRMINGHAM,  
West Midlands, B42 1TN



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