



Siddons Way, West Bromwich B70 0RX

welcome to

Siddons Way, West Bromwich

Extended four-bedroom end terrace home Situated at the end of a cul-de-sac in a popular West Bromwich location. Features include a spacious lounge, kitchen diner, 2nd reception room, conservatory, ground floor shower room, modern family bathroom, private rear garden, driveway and front garden.

Approach

Driveway, gate to the rear garden, steps leading to UPVC door into

Entrance Hall

Stairs to the first floor, ceiling light point, door into

Lounge

15' 10" x 11' 10" plus recess (4.83m x 3.61m plus recess)
Double glazed window to the front, ceiling light point, radiator, wood flooring, door into

Agent Note

Council Tax Band C

Kitchen/Diner

14' 8" x 10' 1" (4.47m x 3.07m)
Double glazed window to the rear, a range of wall and base units with roll top work surfaces, sink and drainer, five ring gas hob with extractor hood, separate oven, plumbing for washing machine, two ceiling light points, tiled floor and splash backs, french doors into the conservatory and opening into

2nd Reception Room

15' 8" x 7' 2" (4.78m x 2.18m)
Double glazed window to the rear, radiator, spotlights and door into

Shower Room

Double glazed window to the front, shower, heated towel rail, low level wc, wash hand basin, spotlights, extractor fan, tiled walls.

Conservatory

11' 10" x 8' (3.61m x 2.44m)
UPVC conservatory, ceiling light point and fan, UPVC door to the side.





Landing

Ceiling light point, loft access, ceiling light point, doors to

Bedroom One

10' 11" x 8' 5" (3.33m x 2.57m)
Double glazed window to the front, radiator, ceiling light point, built in cupboard

Bedroom Two

12' 6" x 8' 2" (3.81m x 2.49m)
Double glazed window to the rear, radiator, ceiling light point, built in wardrobes

Bedroom Three

20' x 7' 3" (6.10m x 2.21m)
Double glazed windows to the front and rear, two radiators, two ceiling light points and fitted wardrobes

Bedroom Four

12' 5" x 6' 5" (3.78m x 1.96m)
Double glazed window to the rear, radiator, ceiling light point, fitted wardrobes

Landing

Storage cupboard

Bathroom

Double glazed window to the front, 'P' shaped bath, ceiling light point, extractor fan, low level wc, wash hand basin and vanity unit, radiator, tiled walls.

Loft

Half boarded for storage, ceiling light point and window

Rear Garden & Front Garden

Patio area, mainly laid to lawn, decking to the rear, fenced borders with gate to the side providing access to the front. Lawned front garden



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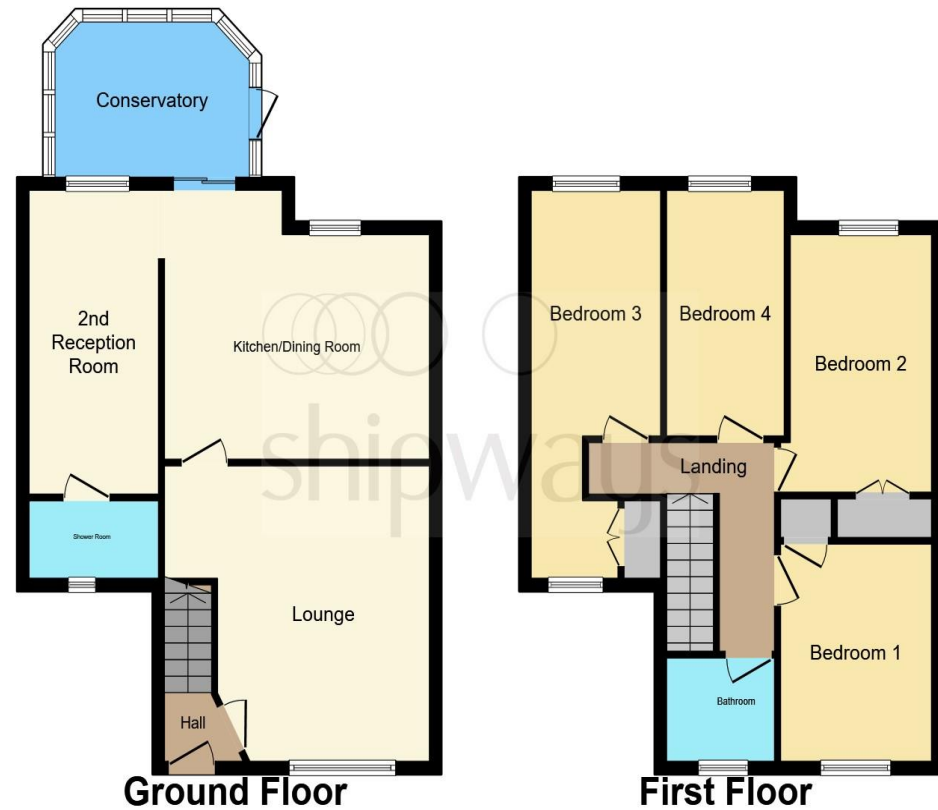
welcome to

Siddons Way, West Bromwich

- FOUR BEDROOMS
- LOUNGE
- KITCHEN/DINER
- 2nd RECEPTION ROOM
- CONSERVATORY

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in the region of
£290,000



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:
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