



**Saints Drive, WEST BROMWICH B71 3PA**

**welcome to**

## **Saints Drive, WEST BROMWICH**

Modern and move-in ready three-bedroom semi-detached house on Saints Drive, West Bromwich, with bright interiors, stylish kitchen diner with island, guest WC, and an easy-to-maintain garden.

### **Agent Note**

Council Tax Band C

### **Approach**

Tarmac drive with plant border

### **Entrance Hall**

Ceiling light point, radiator, tiled flooring

### **Guest Wc**

Guest WC, double glazed window to the front of the property, radiator, sink,

### **Lounge**

14' 9" x 9' 11" ( 4.50m x 3.02m )

Double glazed window to the front of the property, radiator, carpeted, ceiling light point

### **Kitchen / Diner**

17' 6" x 13' 4" ( 5.33m x 4.06m )

Three skylights, double glazed window and french doors to the rear of the property, a range of wall and floor cabinets with a roll top worksurface, integrated fridge/freezer, dishwasher, cooker with a five point gas hob, tiled flooring, spot lights

### **Utility Room**

Wall mounted boiler, large understairs cupboard, space for washing machine and tumble dryer

### **Landing**

Loft access, carpeted, ceiling light point, storage cupboard.

### **Bedroom One**

11' 2" x 8' 9" ( 3.40m x 2.67m )

Double glazed window to the front of the property, carpeted, ceiling light point, radiator





### **Bedroom Two**

10' x 8' 9" ( 3.05m x 2.67m )

Double glazed window to the rear of the property,  
fitted wardrobes, carpeted, ceiling light point,  
radiator

### **Bedroom Three**

8' 4" x 6' 6" ( 2.54m x 1.98m )

Double glazed window to the front of the property,  
carpeted, ceiling light point, radiator

### **Bathroom**

Double glazed window to the front of the property,  
WC, sink with vanity unit, bath, shower with shower  
cubicle, tiled flooring, heated towel rail, spot lights

### **Rear Garden**

Patio and lawn area, wooden shed



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welcome to

## Saints Drive, WEST BROMWICH

- MODERN THREE BEDROOM
- READY TO MOVE IN CONDITION
- DRIVEWAY
- STUNNING KITCHEN DINER WITH ISLAND
- INTEGRATED APPLIANCES AND SKYLIGHTS

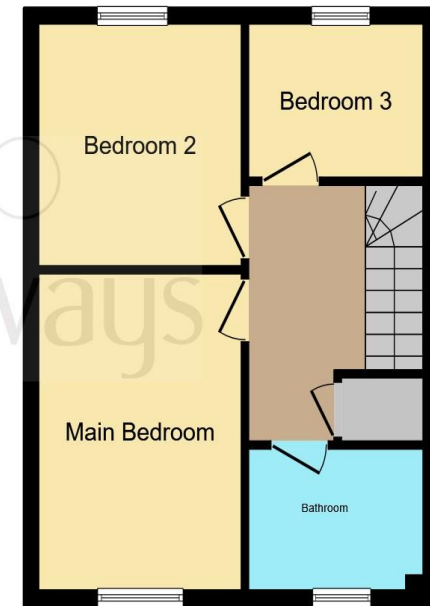
Tenure: Freehold EPC Rating: B  
Council Tax Band: C

offers in excess of

**£290,000**



**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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Property Ref:  
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