



Tomblin Drive, SMETHWICK B66 4TE

welcome to

Tomblin Drive, SMETHWICK

**** SEMI-DETACHED ** THREE-BEDROOMS ** EN-SUITE TO MASTER ** CORNER PLOT ** LOUNGE ** KITCHEN/DINING ROOM ** DOWNSTAIRS W/C
** PARKING & GARAGE-EN-BLOC ** REAR GARDEN ** VIEWING HIGHLY RECOMMENDED ****

Agent Note

This property is council tax band C.

Front Of Property

Graveled front, steps up to front porch. Parking to side.

Entrance Porch

Double glazed windows & door, entrance through front door into hall.

Entrance Hall

Doors to w/c, lounge, & kitchen/dining room. stairs to first floor, storage cupboard, laminate flooring, central heating radiator, ceiling light connection, heating thermostat on wall.

W/C

5' 7" x 2' 9" (1.70m x 0.84m)
Low level flush w/c, wash hand basin, tiled floor, central heating radiator.

Lounge

15' 9" x 12' 6" (4.80m x 3.81m)
Double glazed windows to front & side, ceiling light connection, central heating radiator, laminate flooring.

Kitchen/Dining Room

15' 8" x 8' 10" (4.78m x 2.69m)
Double glazed window & patio doors to rear, tiled floor & to splash-prone areas, integrated oven & hob with extractor over and stainless steel splash-back, integrated fridge freezer, sink & drainer with mixer tap, ceiling light connection, plumbing for washing machine, space for tumble dryer, space for dining table,, range of wall & base units with drawers and worktops over.

Landing

Door to bedrooms 1, 2, & 3 and bathroom. Loft access. Cupboard with boiler & water tank.

Bedroom 1

11' x 10' 4" excluding cupboard. (3.35m x 3.15m excluding cupboard.)
Double glazed window to side, carpet, ceiling light connection, built in cupboard, door to en-suite.

En-Suite

7' 7" x 4' 11" (2.31m x 1.50m)
Double glazed frosted window, central heating radiator, tiled floor & to splash-prone areas, mirror cabinet, wash hand basin, low level flush w/c, shower cubical.

Bedroom 2

9' 5" x 8' 10" including wardrobe. (2.87m x 2.69m including wardrobe.)
Double glazed window to side, built in wardrobe, carpet, ceiling light connection, central heating radiator.

Bedroom 3

9' 2" x 6' 6" (2.79m x 1.98m)
Double glazed window to front, carpet, central heating radiator, ceiling light connection.

Bathroom

5' 11" x 5' 11" (1.80m x 1.80m)
Double glazed frosted window, bath with shower over, low level flush w/c, wash hand basin with mixer tap & mirror cabinet above, tiled to splash-prone areas.

Rear Garden

Patio area, pathway up garden, lawned areas, gate at rear, access to garage-en-bloc, wall & fencing



surrounds for privacy, bark borders, shrubs, and small trees.

Parking

Drive/parking to side & garage-en-bloc to rear.



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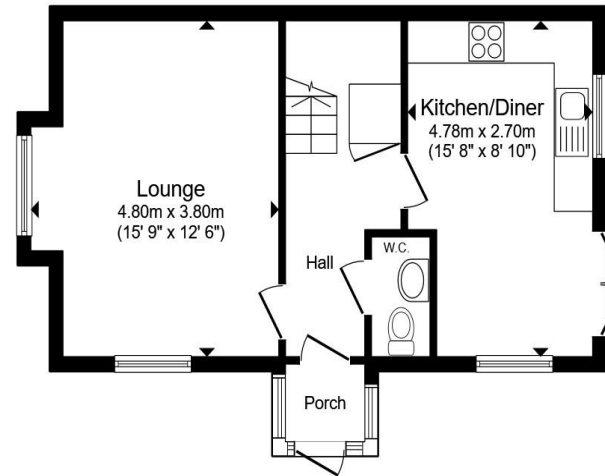
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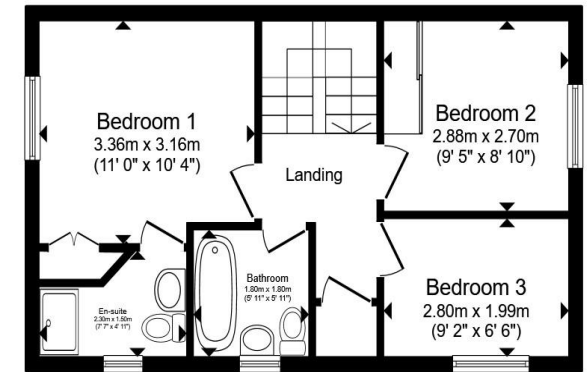
- Three bedrooms with en-suite to master
- Lounge & kitchen/dining room
- Well-presented garden
- Modern semi-detached Family Home
- Ground Floor W/C

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

offers in the region of
£400,000



Ground Floor



First Floor

Total floor area 80.8 m² (870 sq.ft.) approx

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.propertybox.io



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