



Bustleholme Lane, West Bromwich B71 3BD

welcome to

Bustleholme Lane, West Bromwich

EXTENDED DETACHEDFOUR 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
Council Tax Band: D

offers in excess of

£475,000



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:
GRB110559 - 0007

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