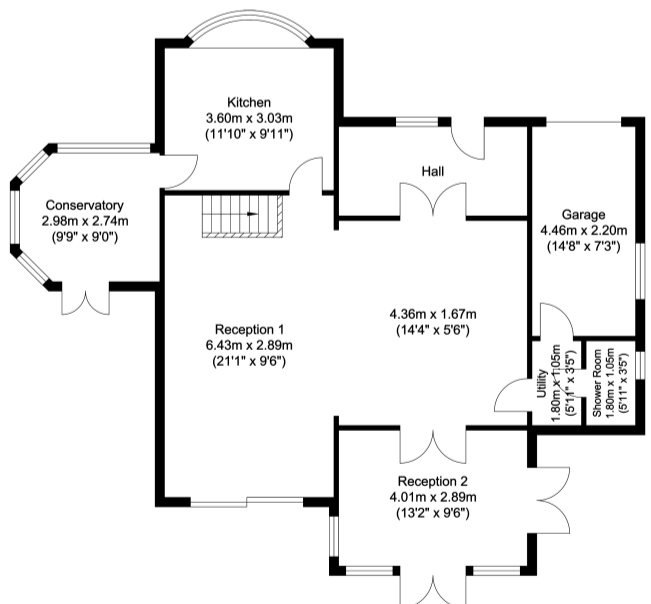
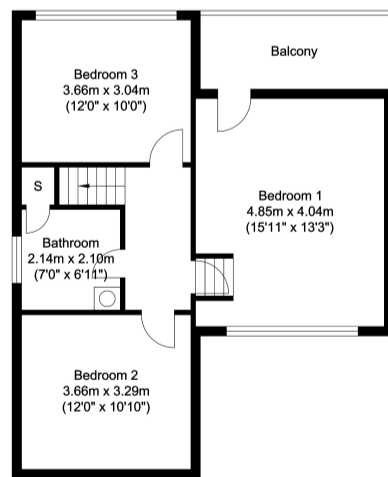




Cottesmore Close
 West Bromwich
 B71 3SB
 £1,850 pcm



Ground Floor



First Floor



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Cottesmore Close

West Bromwich, B71 3SB

A beautifully presented 3-bedroom, detached house with capacious accommodation throughout. This outstanding property is modernised throughout and has been improved on by the current landlord. Being located in one of the most sought after areas of West Bromwich, houses in this location rarely become available.

One of the principal attractions of the property is the outstanding plot within which it stands, offering huge potential to extend to both the side and rear. As well as being situated in a sought after cul-de-sac location just off Water Lane.

Internally, this excellent family home includes a large open-plan lounge, with bi-fold doors to the rear. As well as a second reception room and conservatory, both with French doors opening out into the garden. The generously sized breakfast kitchen is modern and well equipped throughout, including an integrated dishwasher plus fridge. The downstairs further benefits from a Utility, plus Shower room with a walk in shower cubicle, wash hand basin and low level WC.



To the first floor are three double bedrooms, with the master bedroom benefitting from a balcony to front elevation. The spacious family bathroom offers a bath with mixer taps, low level WC and wash hand basin as well as a walk in shower cubicle with tiling to splash prone areas.

To the rear, the garden is beautifully presented and of a considerable size, enclosed and not over-looked, with a black paved patio area, plus low level access from a garage suitable for a car.



Entrance Hall
21' 0" x 1.35m) Having a door to front elevation, laminate flooring, radiator, and ceiling light point.

Shower Room

Have a double glazed window to side elevation, low level WC, wash hand basin, walk in shower cubicle, tiling to splash prone areas, sunken spotlights, radiator and lino flooring.

Lounge

21' 1" x 17' 4" (6.43m x 5.28m) Having a double glazed window to side elevation, double glazed bi-fold doors to rear elevation, gas fired log burner, laminate flooring, x2 radiators, x2 ceiling light points, TV point and telephone point.

Dining Room

13' 2" x 9' 6" (4.01m x 2.90m) Having double glazed patio doors to side and rear elevation as well as double glazed windows to rear elevation, a radiator, laminate flooring, ceiling light point and TV point.



Conservatory

9' 9" x 9' 0" (2.97m x 2.74m) Having double glazed windows and French doors to rear elevation, and ceiling light point with fan.

Breakfast Kitchen

11' 10" x 9' 11" (3.61m x 3.02m) Consists of having a double-glazed bay window to front elevation and side door to the conservatory, a range of wall, base and drawer units, complimentary work surface over, fitted breakfast bar, ceramic sink and drainer, gas hob and electric oven with cooker hood over, integrated dishwasher plus fridge, tiling to splash prone areas, radiator, and tiled flooring.

First Floor

Bedroom One

15' 11" x 13' 3" (4.85m x 4.04m) Having a double-glazed window to front elevation, double glazed door leading to the balcony, ceiling light point, radiator, and TV point.

Bedroom Two

12' 0" x 10' 0" (3.66m x 3.05m) Having a double-glazed window to rear elevation, laminate flooring, ceiling light point, carpet, TV point and radiator.

Bedroom Three