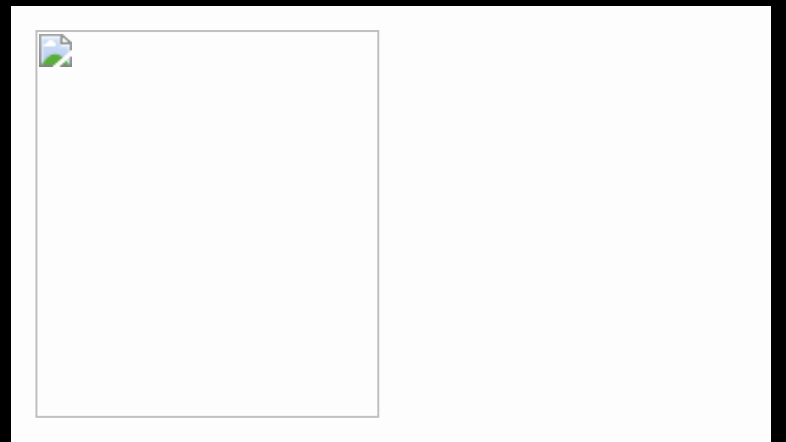




Charlemont Avenue
 West Bromwich
 B71 3BX
 £370,000



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Charlemont Avenue

West Bromwich, B71 3BX

WK Property, your local award winning agent, are proud to offer this beautifully presented and exceptionally spacious 3-bedroom, detached house, on the highly sought after Charlemont Avenue. This property includes, exceptionally large driveway, spacious and modernised kitchen and dining along with modernised interior throughout. To appreciate what this property has to offer, a viewing is highly recommended.

You approach the property via a drive way to the main porch entrance, which leads you into a spacious hallway. There is laminate flooring running throughout the entrance hall, leading into the beautifully presented family lounge and the second reception room which is currently being used as an additional bedroom. The Family Lounge has a electric fire place, along with a double glazed french doors to the rear elevation of the property. The modernised kitchen offers plenty of wall, base and drawer units with work surface over, integrated oven, gas hob with extractor fan over.

Onto the first floor With stairs from entrance hall to first floor are 3 spacious bedrooms, two of which are spacious enough for double beds and the third bedroom being big enough for a single bed. The master bedroom also further benefits from having fitted wardrobes. The family bathroom offers a bath with mixer taps, wash hand basin and low level WC. The rear is a substantial sized and privatised garden with a slabbed patio area. The property further benefits from being double glazed throughout along with gas central heating throughout. To truly appreciate the size and what this property has to offer, contact us today to arrange a viewing appointment.



Ground Floor

Entrance Hall

5' 03" x 11' 08" (1.60m x 3.56m) Gives access to the stairs to the first floor, family lounge, second reception room and kitchen diner.

Family Lounge

11' 02" x 25' 02" (3.40m x 7.67m) Consists of wooden flooring, electric fire place, ceiling light point and double glazed doors leading into the rear elevation of the property.

Reception Room Two

7' 08" x 15' 00" (2.34m x 4.57m) Currently being used as an additional bedroom, is equipped with a double glazed window to the front elevation of the property, carpet flooring, ceiling light point, radiator.

Kitchen/Diner

19' 00" x 25' 06" (5.79m x 7.77m) A range of wall, base and drawer units, complimentary work surface over, stainless steel sink and drainer, integrated oven and induction hob with cooker hood over, spotlights, radiator.

Downstairs W/C

Is equipped with a low level W/C, walk in shower cubicle, wash hand basin, tiled flooring, extractor fan and double glazed privacy window to side elevation of the property.

First Floor

Landing

With stairs from the entrance hall gives access to the three double bedrooms, family bathroom and loft hatch which has pull down ladders. The loft is insulated and boarded throughout which gives potential as another room.

Bedroom One

6' 00" x 7' 00" (1.83m x 2.13m) Consists of carpet flooring, double glazed window to front elevation of the property, radiator and ceiling light point

Bedroom Two

9' 00" x 11' 07" (2.74m x 3.53m) Consists of carpet flooring, double glazed window to front elevation of the property, radiator, fitted wardrobes and ceiling light point

Bedroom Three

9' 11" x 11' 00" (3.02m x 3.35m) Consists of laminate flooring, double glazed window to front elevation of the property, radiator and ceiling light point

Family Bathroom

5' 09" x 7' 09" (1.75m x 2.36m) A double-glazed window to rear elevation, bath with mixer taps, wash hand basin, low level WC, extractor fan, tiling to splash prone areas, radiator, sunken spotlights.

Outside

Rear Garden

Door leading from the kitchen, gives access to the patio area, side access to gate and access to garage.

Garage

8' 03" x 15' 11" (2.51m x 4.85m)