



Charlemont Road
West Bromwich
B71 3DY
£310,000



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WK Property are excited to offer this generously proportioned three bedroom detached family bungalow which is equipped with fantastic living space throughout with potential for loft conversion. The property is situated within one of the most sought after locations of West Bromwich offering fantastic commuting links (M6 and M5 junctions within 4 miles) as well as been within close proximity to other local amenities.

In brief the property compromises of: Entrance hallway, extended lounge diner with sliding double glazed doors to the rear, kitchen with utility area off which gives access to the rear garden , three double sized bedrooms, family bathroom with separate shower cubicle and a cellar. The property also offers a spacious driveway with tandem a car port allowing access to the garage providing parking for several cars, lawn area to the front offering a mixture of shrubs, the rear garden is extremely spacious with a patio area leading on to lawn with a mixture of shrubs and trees. A VIEWING IS HIGHLY ESSENTIAL!!



Entrance Hall

Consists of door to side, radiator, carpeted floor and door which gives access to the cloakroom.

Clockroom

Is equipped with access to property cellar and central heating boiler.

Cellar

fully electric fittings and lighting with access from the hallway providing storage space.

Through Lounge/ Dining

11' 08" x 26' 10" (3.56m x 8.18m) Consists of gas fire with brick surround, radiator, TV point, wall lights, carpet flooring, radiator and double glazed patio doors to rear garden and door into kitchen and utility space.

Fitted Kitchen

7' 10" x 11' 11" (2.39m x 3.63m) Fully fitted kitchen with a range of wall and base units with work surfaces over, splash back tiling, sink and drainer, electric oven, gas hob, plumbing for washing machine, radiator, tiled flooring, double glazed window to side and sliding door to utility area.

Bedroom One

12' 08" x 14' 06" (3.86m x 4.42m) Having a double-glazed window to rear elevation, ceiling light point, radiator, ceiling height fitted wardrobes.

Bedroom Two

12' 00" x 13' 01" (3.66m x 3.99m) Having a double-glazed window to front elevation, ceiling light point, radiator, TV point.

Bedroom Three

10' 02" x 12' 00" (3.10m x 3.66m) Currently being used as second reception room, having a double-glazed window to front elevation, ceiling light point, radiator, TV point.

Family Bathroom

7' 09" x 8' 04" (2.36m x 2.54m) Consists of double glazed window to the front, shower cubicle, bath with mixer taps, wash hand basin, WC, laminated flooring and radiator.

W/C

3' 03" x 4' 04" (0.99m x 1.32m) Consists of ceiling light point, low level w/c and wash hand basin

Outside

Garage

8' 1" x 16' 05" (2.46m x 5.00m) Fully fitted electrics and lighting, up & over doors and a concrete base floor.

Rear Garden

Large rear garden space with patio and lawn area