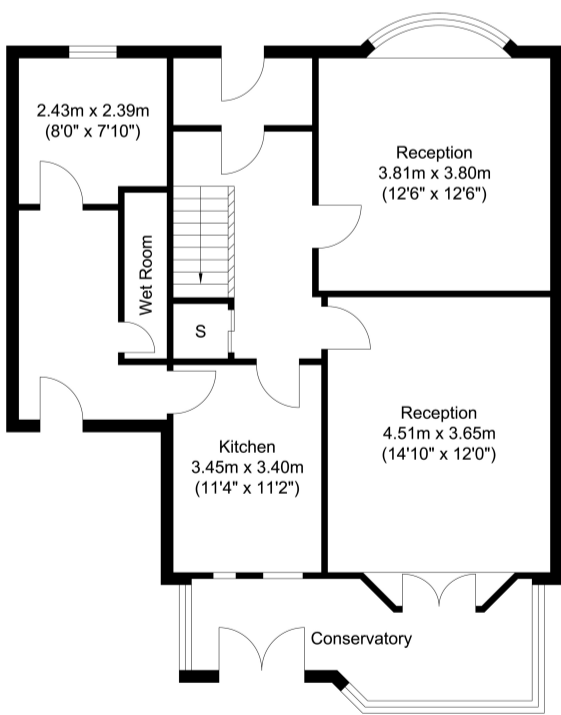
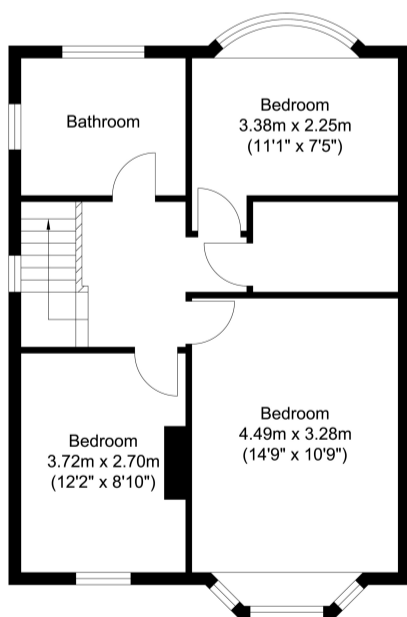




Charlemont Crescent
West Bromwich
B71 3DA
£300,000



Ground Floor



First Floor





Charlemont Crescent

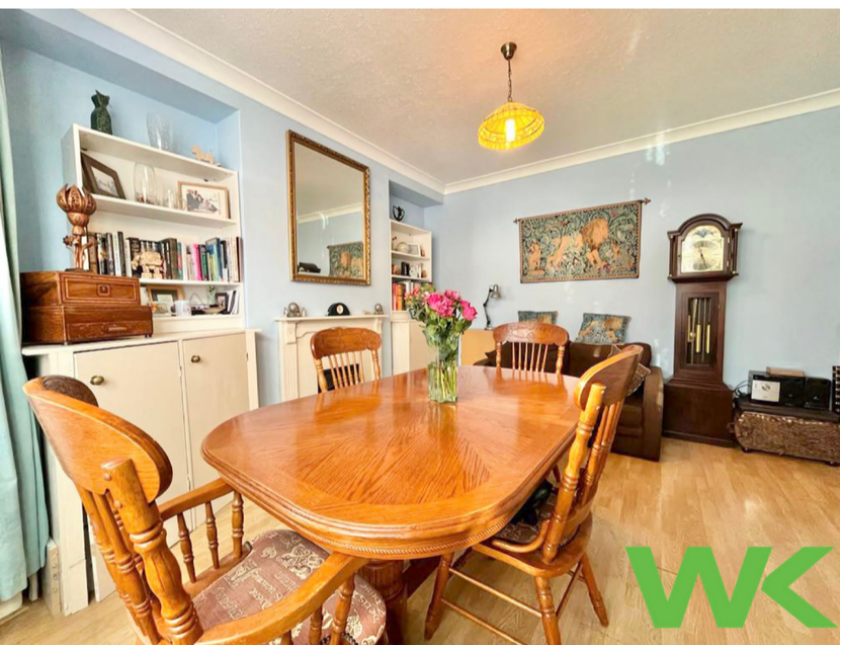
West Bromwich, B71 3DA

A beautifully presented 3/4-bedroom semi-detached house, bursting with character and capacious accommodation throughout, including a large lounge, four double bedrooms and a wonderful garden at the rear. Situated in one of the most sought-after locations of West Bromwich, within walking distance of Stone Cross as well as local schools and transport links.

You first approach the property via a block paved drive to the main entrance porch, with traditional floor tiles to keep in flow with the other traditional features throughout the home. Upon entering the property there's a spacious hallway and doors leading off to a front dining room with a bay window and a feature electric fire plus surround. A second reception room to the rear is used as the Family Lounge with an open fireplace, and French doors opening out into the generously sized conservatory. The kitchen offers plenty of walls, base and drawer units with work surface over, gas hob and electric oven. The ground floor also compromises a space currently used as the fourth bedroom however, offering the potential to be used as a Study or converted into a Utility Room, with a separate Wet Room benefitting from a walk-in shower, low-level WC & wash hand basin.

With stairs from the entrance hall to the first floor are three spacious bedrooms, two having bay windows and the master benefitting from fitted wardrobes. The family bathroom offers a bath with mixer taps plus shower over as well as a wash hand basin and low-level WC.

The rear is a substantial-sized garden, being very privatised and not overlooked. Furthermore, the property is double-glazed and gas-centrally heated where specified. Contact us today to arrange a viewing appointment, this property is not one to be missed!



Entrance Porch

1' 11" x 6' 06" (0.58m x 1.98m) Having a double-glazed door unit and windows to the front elevation, and tiled flooring.

Entrance Hall

13' 04" x 6' 05" (4.06m x 1.96m) Having a stain-glass door unit and window to the front elevation, original tiled flooring, telephone point, understairs cupboard, radiator and ceiling light point.

Lounge

17' 03" x 11' 11" (5.26m x 3.63m) Having double-glazed French doors to the rear elevation, an open feature fireplace plus decorative surround, laminate flooring, a radiator, ceiling light points, wall lights, TV point and a telephone point.

Dining Room

16' 08" x 12' 05" (5.08m x 3.78m) Having double-glazed bay window to the front elevation, electric feature fireplace, radiator, laminate flooring, ceiling light point and TV point.

Conservatory

8' 0" x 18' 03" (2.44m x 5.56m) Having double-glazed windows and French doors to rear elevation, tiled flooring, ceiling light point with fan, and a TV point.

Kitchen

11' 07" x 11' 03" (3.53m x 3.43m) Consists of having a double-glazed window to the rear elevation, a range of wall, base and drawer units, with complimentary work surface over, stainless steel sink and drainer, gas hob and electric oven, fridge/freezer, plumbing for a washing machine, ceiling light point, radiator, and tiled flooring.

Bedroom Four / Study

10' 08" x 7' 09" (3.25m x 2.36m) Having a double-glazed window to the front elevation, sunken spotlights, a radiator, laminate flooring and a TV point.

Wet Room

Having a walk-in shower, low-level WC, wash hand basin, tiling to splash prone areas, tiled flooring, ceiling light point and extractor fan.

First Floor

Landing

6' 07" x 7' 11" (2.01m x 2.41m) Having stairs from the entrance hall, a double-glazed window to side elevation, radiator, carpet and ceiling light point.

Bedroom One

17' 02" x 10' 09" (5.23m x 3.28m) Having a double-glazed bay window to rear elevation, built-in wardrobes, ceiling light point, radiator, carpet, TV point and loft access.

Bedroom Two

11' 08" x 11' 0" (3.56m x 3.35m) Having a double-glazed bay window to the front elevation, carpet, ceiling light point, radiator, and a TV point.

Bedroom Three

11' 06" x 8' 09" (3.51m x 2.67m) Having a double-glazed window to rear elevation, ceiling light point, carpet, TV point, and radiator.

Study

4' 08" x 7' 09" (1.42m x 2.36m) Having a ceiling light point, carpet flooring and a TV point.

Family Bathroom

Having a double glazed window to the front and side elevation, bath with mixer taps plus shower over, wash hand basin, low level WC, tiling to splash prone areas, radiator, ceiling light point and lino flooring.

