



Burghley Drive  
 West Bromwich  
 B71 3LX  
 £260,000



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# Burghley Drive

West Bromwich, B71 3LX

WK Property, your local award winning agent, are proud to offer this beautifully presented and exceptionally spacious 3-bedroom, semi detached house, on the highly sought after Burghley Drive. 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 the beautifully presented family through lounge. The Family Lounge has a electric fire place, along with double glazed french doors to the rear elevation of the property. The kitchen offers plenty of wall, base and drawer units with work surface over, integrated oven, electric hob with extractor fan over along with a brand new integrated Fridge/Freezer, integrated dishwasher and brand new washing machine. The kitchen further benefits from having a spacious dining area.

Onto the first floor With stairs from entrance hall to first floor are 3 spacious bedrooms. The family bathroom offers a jacuzzi bath with mixer taps and shower over, wash hand basin and low level WC. The rear is a substantial sized garden with a slabbed patio and lawn area and backs onto Haywoods nature reserve. The property further benefits from being double glazed throughout along with gas central heating. To truly appreciate the size and what this property has to offer, contact us today to arrange a viewing appointment.



## Ground Floor

### Through Lounge

11' 05" x 23' 06" (3.48m x 7.16m) Having laminate flooring, electric fire, ceiling light point, tv point, decorative surround and double glazed french doors to rear elevation.

### Kitchen

Consists of having a double-glazed french doors to rear elevation, a range of wall, base and drawer units, complimentary work surface over , grey resin sink and drainer, integrated oven and induction hob with cooker hood over, spotlights, radiator, integrated fridge/freezer, integrated dishwasher and brand new washing machine.

## First Floor

### Landing

Gives access to the loft hatch, three bedrooms and family bathroom.

### Bedroom One

7' 01" x 11' 00" (2.16m x 3.35m) Having a double-glazed window to front elevation, ceiling light point, radiator, and TV point.

### Bedroom Two

8' 04" x 12' 03" (2.54m x 3.73m) Having a double-glazed window to rear elevation, ceiling light point, radiator, and TV point.

### Bedroom Three

6' 00" x 9' 02" (1.83m x 2.79m) Having a double-glazed window to front elevation, ceiling light point, radiator, and TV point.

### Family Bathroom

7' 05" x 7' 00" (2.26m x 2.13m) A double-glazed window to rear elevation, jacuzzi bath with mixer taps and shower over, wash hand basin, low level WC, extractor fan, tiling to splash prone areas, radiator, sunken spotlights.

## OUTSIDE

### Front Garden

Gives access to spacious driveway and front lawn area, Space for 3 cars

### Rear Garden

Consists of spacious rear garden, patio and lawn area.

