



Ruskin Street
West Bromwich
B71 1LR
£290,000



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Ruskin Street

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WK Property are pleased to offer this beautifully presented three bedroom semi detached property located on the highly sought after Ruskin Street. This property briefly comprises of large off road parking along with modernised through lounge, fitted kitchen, three bedrooms, modernised rear extension and spacious patio area with veranda over. This property is ideal for first time buyers. A VIEWING IS HIGHLY RECOMMENDED.

As you enter the property via the spacious driveway ideal for parking 3 cars, you are greeted by the spacious entrance hall which gives access the downstairs W/C which consists of a low level w/c, wash hand basin and access to under sink storage. The entrance hall which has tiled flooring throughout has doors leading into the kitchen, through lounge/dining area and under stairs cupboard storage. The through lounge/diner is equipped with a double glazed bay window to the front elevation of the property, laminate flooring electric fireplace and additional integrated storage cupboards and sliding double glazed doors into the rear extension of the property. The fitted kitchen as variety of wall and base units, integrated gas hob and cooker with extractor hood over, the kitchen is further equipped with plumbing for washing machine/dishwasher and double glazed window to the rear elevation of the property with overlooks the patio/lawn area.

Onto the first floor of the property with stairs from the entrance hall gives access to three bedrooms and the family bathroom. All bedrooms are carpeted throughout, two of the bedrooms are spacious enough for double beds and the third being big enough for a single bed with space for additional decor. The family bathroom consists of a shower cubicle, low level W/C, double glazed privacy window to side elevation and tiling throughout. The first floor landing also has loft access with pull down ladders which has been newly insulated/boarded and new celtex insulation. The property further benefits from having cavity installation throughout and is double glazed and central heated also.



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Ground Floor

Entrance Hall

Has doors leading into the downstairs W/C, under stairs cupboard storage, kitchen and through lounge.

Downstairs W/C

4' 11" x 5' 04" (1.50m x 1.63m) Consists of low level W/C, wash hand basin, double glazed window to front elevation of the property

Through Lounge

11' 01" x 14' 01" (3.38m x 4.29m) Consists of double glazed bay window to front elevation of the property, laminate flooring, gas fire place, dining area, integrated storage unit, radiator, double glazed sliding doors leading into the rear property extension.

Second Reception Room

8' 10" x 10' 06" (2.69m x 3.20m) Having sliding doors leading into the lounge, consists of laminate flooring, electric radiator, double glazed windows to rear elevation of the property, door leading to rear garden veranda.

Kitchen

10' 08" x 11' 08" (3.25m x 3.56m) Consists of a variety of wall base units, integrated gas hob/cooker with extractor hood over. Plumbing for washing machine/dishwasher, tiled flooring, radiator and ceiling light point.

First Floor

Landing

With stairs leading from entrance hall gives access to three bedrooms, family bathroom, radiator and loft access.

Bedroom One

9' 11" x 10' 01" (3.02m x 3.07m) Is equipped with carpet flooring, ceiling light point, radiator and double glazed window to rear elevation of the property.

Bedroom Two

11' 05" x 10' 00" (3.48m x 3.05m) Is equipped with carpet flooring, ceiling light point, radiator and double glazed window to front elevation of the property.

Bedroom Three

6' 02" x 8' 10" (1.88m x 2.69m) Is equipped with carpet flooring, ceiling light point, radiator and double glazed window to rear elevation of the property.

Family Bathroom

4' 05" x 5' 08" (1.35m x 1.73m) Consists of walk in shower cubicle, low level W/C, extractor fan, tilling throughout, wash hand basin, heated towel rack and spot lights.

Outside

Rear Garden

Has patio area with veranda over, steps leading onto lawn area and access to side storage

Front Garden

Off road parking for 3 cars, along with front lawn which has potential to be made into larger driveway.