



Francis Ward Close
West Bromwich
B71 2PY
£250,000



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Francis Ward Close

West Bromwich, B71 2PY

WK Property are pleased to offer for sale this well kept family three bedroom semi - detached property in the Hill Top area West Bromwich. The property comprises of a Porch Entrance, Entrance Hall , Lounge, Kitchen and Dining room. Upstairs there are three bedrooms and a family bathroom. Outside the property there is off road parking with access to garage and a front and rear garden.

There are shops within walking distance and local primary schools such as Moorlands Primary School on Hateley Heath Estate and Harvills Hawthorn Primary School within the vicinity.



Ground Floor

Entrance Hall

Radiator and laminate flooring with telephone point and alarm control panel fitted onto the wall.

Lounge

17' into bay' x 11' 3" (5.18m x 3.43m) Is equipped with double glazed window to front elevation, electric fire with surround, radiator, TV aerial, under-stairs storage cupboard laminate flooring

Dining Room

11' 3" x 6' 10" (3.43m x 2.08m) Consists of a double glazed window to rear, door leading into kitchen, ceiling light point and laminate flooring

Kitchen

11' 4" x 7' (3.45m x 2.13m) With double glazed window to rear elevation, double glazed door to garden, fitted with a range of wall, drawer and base units with complementary work surface over, inset stainless steel sink with drainer and tiling, vinyl flooring, radiator and telephone point. The kitchen further benefits from having space for a free standing cooker with both gas and electric points and an electric cooker hood and also plumbing for a washing machine and space for a fridge freezer.

First Floor

Landing

Having stairs from hallway with double glazed window to side elevation, airing cupboard housing boiler, loft access and carpet flooring.

Bedroom One

13' 9" x 8' 5" (4.19m x 2.57m)
With double glazed window, radiator and carpet flooring.

Bedroom Two

11' 5" x 8' 5" (3.48m x 2.57m)
With double glazed window to rear elevation, built in wardrobes, radiator and carpet flooring.

Bedroom Three

10' 6" x 7' 3" (3.20m x 2.21m)
With double glazed window to front elevation and carpet flooring.

Bathroom

5' 08" x 7' 08" (1.73m x 2.34m) With double glazed window to rear elevation, large shower cubicle, wash hand basin, heated towel rail and vinyl flooring.

Separate W.C

With double glazed window, ceiling light point and vinyl flooring.

Outside

Garage

24' 9" x 7' 8" (7.54m x 2.34m)
With power, lighting and up and over double doors. There is also a sink unit plumbed in with potential to make a utility area.

Front Garden

To the front of the property there is a paved patio and lawn area.

Rear Garden

A mature garden with borders and shrubs with patio and lawn area.