



£225,000  
 B71 1BH  
 West Bromwich  
 Selkirk Close



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# Selkirk Close

West Bromwich, B71 1BH

**\*\*Available Immediately With NO CHAIN\*\***

Spacious End Terrace Parlour Type residence on Hateley Heath Estate, West Bromwich. Close to local amenities and transport links. The accommodation consists of: Reception Hall, Lounge, Dining Room, Kitchen, Three Bedrooms, Bathroom with separate WC, double glazing and gas central heating, front and rear gardens. EPC Rating: 67(D) Council Tax Band: A.



### Hall

Having entrance door, ceiling light point and stairs off to first floor.

### Lounge

18' 11" x 10' 00" (5.77m x 3.05m) Having double glazed window to front, ceiling light point, radiator, feature fireplace surround with electric fire and double glazed patio door to rear garden.

### Dining Room

11' 01" x 9' 03" (3.38m x 2.82m) Having double glazed window to front, ceiling light point and radiator.

### Kitchen

12' 07" x 7' 05" (3.84m x 2.26m) Having inset sink unit, wall, base and drawer cupboards, roll top working surfaces, tiled splashback surrounds, electric cooker point, appliance space, plumbing for automatic washing machine, two ceiling light points, extractor hood, under stairs store cupboard, double glazed window and door to rear.

### First Floor

#### First Floor Landing

Having double glazed window to rear, ceiling light point, radiator and loft hatch.

#### Bedroom One

13' 03" x 9' 11" (4.04m x 3.02m) Having double glazed window to front, ceiling light point and radiator.

#### Bedroom Two

13' 00" x 9' 03" (3.96m x 2.82m) Having double glazed window to front, ceiling light point and radiator.

#### Bedroom Three

9' 01" x 6' 11" (2.77m x 2.11m) Having double glazed window to rear, ceiling light point, and airing cupboard housing central heating boiler.

#### Bathroom

Having coloured suite comprising: panelled bath with fitted shower unit and curtain rail, pedestal wash hand basin, fully tiled walls, ceiling light point, radiator and upvc double glazed window to rear.

#### Separate WC

Having low level WC, ceiling light point and upvc double glazed window to rear.

#### Exterior

##### Front Garden

Having lawn and pathway to front door.

##### Rear Garden

Having enclosed rear garden with timber fencing surround, paved patio area, lawn with well stocked flower and shrub borders, timber garden shed, brick built store shed and side gate.