



St Peter Croft  
Wednesbury  
WS10 0GD  
£280,000



WK Property  
130 Walsall Road  
West Bromwich  
B71 3HN  
T: 0121 588 5666  
W: [www.wk-property.com](http://www.wk-property.com)





# St Peter Croft

## Wednesbury, WS10 0GD

WK are pleased located in West Bromwich are pleased to offer For Sale this three bedroom semi-detached property in a quiet cul-de-sac. Close to local amenities and having good transport links this would make a perfect family home. Briefly comprising of Two Reception Rooms, Fitted Kitchen, Cloakroom, Conservatory. To the first floor are Three good sized Bedrooms, Master having En Suite, Family Bathroom, Off Road Parking, Rear Garden and Garage, Central Heating and Double Glazing. Viewing essential. Energy Rating 75 (C)



### FRONT ELEVATION

The property is approached via a large driveway, access to the garage and

### FRONT ELEVATION

Ground Floor

### Entrance Porch

Having double glazed windows to side and front elevation, door to front elevation, tiled floor and further door leading onto

### Entrance Hall

Entrance to property via double glazed door to the front elevation, laminate flooring and door off to lounge.

### Cloakroom

Having double glazed window to the side elevation, low level wc, wash hand basin, tiled to splash back and laminate flooring.

### Lounge

4.29m x 3.23m (14' 1" x 10' 7") Having double glazed window to the front elevation, electric fire point, tv point, telephone point, radiator, laminate flooring and arch way to dining room.

### Dining Room

3.38m x 2.79m (11' 1" x 9' 2") Having double glazed French doors to the rear elevation, laminate flooring, stairs off and doors off to cloakroom and kitchen.

### Kitchen

2.82m x 2.39m (9' 3" x 7' 10") Having double glazed window to the rear elevation. Comprising of fitted kitchen with a range of wall and base units, stainless steel sink with drainer 1 1/2 bowls, work surfaces, tiling to splash back, integrated electric oven with gas hob, cooker hood over, plumbing for washing machine and dish washer, wall mounted central heating boiler, radiator and tiled floor.

### First Floor

### Landing

Having loft access, airing cupboard, radiator and doors off to all rooms.

### Bedroom 1

3.84m x 2.74m (12' 7" x 9' ) Having double glazed window to the front elevation, built in wardrobes, tv point, radiator, laminate flooring and door off to en suite.

### En Suite

Having double glazed window to the front elevation. Comprising of low level wc, wash hand basin, shower cubical, extractor fan, part tiled, radiator and laminate flooring.

### Bedroom 2

3.10m x 2.69m (10' 2" x 8' 10") Having double glazed window to the rear elevation and radiator.

### Bedroom 3

2.57m x 2.34m (8' 5" x 7' 8") Having double glazed window to the rear elevation and radiator.

### Bathroom

Having upvc double glazed window to the side elevation. Comprising of wash hand basin, low level wc, bath, tiling to splash back and radiator.

### Outside

### Front Garden

Having off road parking, gravelled area with borders and shrubs and path leading to the front door.

### Rear Garden

Having decking area, patio area, lawned area with borders and shrubs ,outside tap and light.

### Garage

Having power and up and over doors.