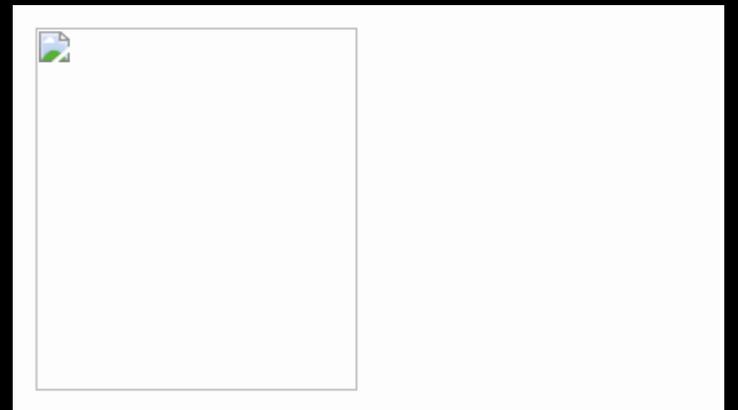




Trotters Lane  
West Bromwich  
B71 2QE  
£300,000



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# Trotters Lane

West Bromwich, B71 2QE

WK Estate Agents located in West Bromwich are please to present this beautifully detached family home set within a quiet residential location. Trotters Lane is within the heart of West Bromwich and benefits from having major bus links on Hill Top as well as being walking distance to the local tram stop Black Lake. This gives you the best of both worlds of having easy access to West Bromwich Town Centre as well as major Cities like Birmingham and Wolverhampton.

The property itself approached via gated driveway giving ample off road parking and the added bonus of a garage.. As you walk up the driveway you are welcomed via a UPVC porch then leading to the hallway. You have the benefit a large living/dining room with french doors onto a conservatory, a modern refitted kitchen with intergrated appliances and a downstairs cloakroom. To the first floor are three generous sized bedrooms and a beautiful family bathroom. The rear garden offers a large patio area for seating, with steps rising to a tiered lawned garden and beautiful maintained borders. A garden shed and garden pond are situated to the top of the garden. EPC RATING D, COUNCIL TAX BAND C.



## FRONT ELEVATION

The property has gated entrance giving access to the driveway and garage which leads upto the entrance porch.

## ENTRANCE PORCH

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

## ENTRANCE HALL

Having gas central heating radiator, storage cupboard, laminate flooring, stairs rising to first floor and doors leading onto

## LOUNGE AREA

12' 5" into recess x 15' 8" into bay (3.78m x 4.78m) Beautifully presented with fire place housing log burning stove, coving to ceiling and dado rail. Wooden flooring, double glazed bay window to front elevation and gas central heating radiator.

## DINING AREA

9' 3" into recess x 14' 0" (2.82m x 4.27m) Having wooden flooring, dado rail and coving to ceiling. Double glazed french doors giving access into a conservatory and gas central heating radiator.

## CONSERVATORY

12' 9" x 18' 1" (3.89m x 5.51m) Having double glazed windows to rear elevation, double glazed french doors to rear elevation, door giving access to the garage and door leading onto the kitchen.

## KITCHEN

9' 3" x 16' 8" (2.82m x 5.08m) Housing a range of wall and base units with work surfaces over. Sink with drainer, partial tiling to splash prone areas, electric oven, gas hob and cooker hood over. Intergrated dishwasher and washing machine. Space for domestic appliances, storage cupboard, central heating boiler, tiled floor, double glazed window to rear elevation and gas central heating radiator.

## DOWNSTAIRS WC

Having low level flushing WC, wash hand basin, extractor fan and tiled floor.

## FIRST FLOOR

Having double glazed window to front elevation, gas central heating radiator and doors leading onto.

## BEDROOM ONE

12' 5" into recess x 16' 0" into bay (3.78m x 4.88m) Having double glazed bay window to

