



Andrew Road
West Bromwich
B71 3QQ
£285,000



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WK Property are pleased to offer this beautifully presented bungalow on the highly sought after Andrew Road located on the Bustleholme Mill Estate. The property briefly comprises of spacious living area, modernised kitchen, family bathroom equipped with low level W/C, bathtub with shower over and a range of wall and base units, large garage with electric shutter doors and potential to be converted into another bedroom or reception room along with spacious bedrooms which are both equipped with carpet flooring, double glazed windows and central heating radiators. Finally the garden of the property which is access via the kitchen or hallway offers a generously sized patio area with conifers surrounding the rear which makes the garden privatised. The property further benefits from having double glazing and central heating throughout along with off road parking for 2 cars. To truly appreciate what this property has to offer a viewing is highly recommended.



Entrance Hall

Consists of having carpet flooring, ceiling light point, central heating radiator and doors leading off to the family bathroom, kitchen, bedrooms, lounge and hallway leading to the garden and garage.

Bedroom One

10' 05" x 12' 00" (3.17m x 3.66m) is equipped with carpet flooring, double glazed window to front elevation of the property, ceiling light point and central heating radiator.

Family Bathroom

4' 07" x 10' 04" (1.40m x 3.15m) Benefits from having a double glazed privacy window to the side elevation of the property, tiling throughout, low level W/C, wash hand basin, bathtub with shower over, a range of wall and base units, ceiling light point and central heating radiator.

Kitchen

6' 11" x 10' 05" (2.11m x 3.17m) Is equipped with a range of wall and base units with work surface space over, gas cooker, intergrated hob with extractor hood over, stainless steel sink, plumbing for washing machine/dishwasher, intergrated fridge and sliding double glazed doors to the side elevation of the property.

Bedroom Two

6' 02" x 10' 05" (1.88m x 3.17m) Offers a double glazed window to the side elevation of the property, ceiling light point, carpet flooring and central heating radiator.

Bedroom Three

Offers a double glazed window to the side elevation of the property, ceiling light point, carpet flooring and central heating radiator.



Lounge Area

11' 02" x 14' 02" (3.40m x 4.32m) Spacious living area has double glazed window to rear elevation of the property, ceiling light point, carpet flooring, gas fire mantelpiece, central heating radiator and further benefits from having a pass through to the kitchen.

Separate Hallway/Study

7' 09" x 7' 10" (2.36m x 2.39m) Gives access to garden via double glazed patio door and door leading into the garage

Garage

Offers a generous amount of space, electric functioning garage door, boiler and meters for the properties gas and electric. The garage has huge potential for conversion into another bedroom, reception room or anything dependent on the buyers ideas

Outside

Rear Garden

Consists of patio area, AstroTurf boarders, side access to front drive of the property and further benefits from having conifers at the rear allowing the garden to be privatised.

Front Garden

Has driveway beneficial for parking 2 cars and access to front electric garage doors.