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Residential Sales & Lettings



## FRANCIS WARD CLOSE, WEST BROMWICH OFFERS OVER £145,000

Wortonkelly 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.

- Three Bedroom Semi-Detached
- Lounge & Dining Room
- Fitted Kitchen
- Family Bathroom
- Off Road Parking
- Garage
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## Ground Floor

### Entrance Hall

Radiator and laminate flooring with telephone point

### Lounge

17' into bay' x 11' 3" (5.18m x 3.43m)

With double glazed window to front elevation, electric fire with surround, radiator, TV aerial, under-stairs storage cupboard carpet flooring

### Dining Room

11' 3" x 6' 10" (3.43m x 2.08m)

With double glazed window to rear and vinyl 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 if wall, drawer and base units with complementary work surface over, inset stainless steel sink with drainer and partial tiling, vinyl flooring, radiator and telephone point. There is 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

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)

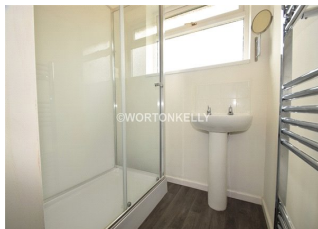
With power, lighting and up and over double doors. There is also a sink unit plumbed in with potential to make a utility area.

### Front Garden

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

### Rear Garden

To the rear of the property there is paved patio area with a fence to over look the canal.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

