

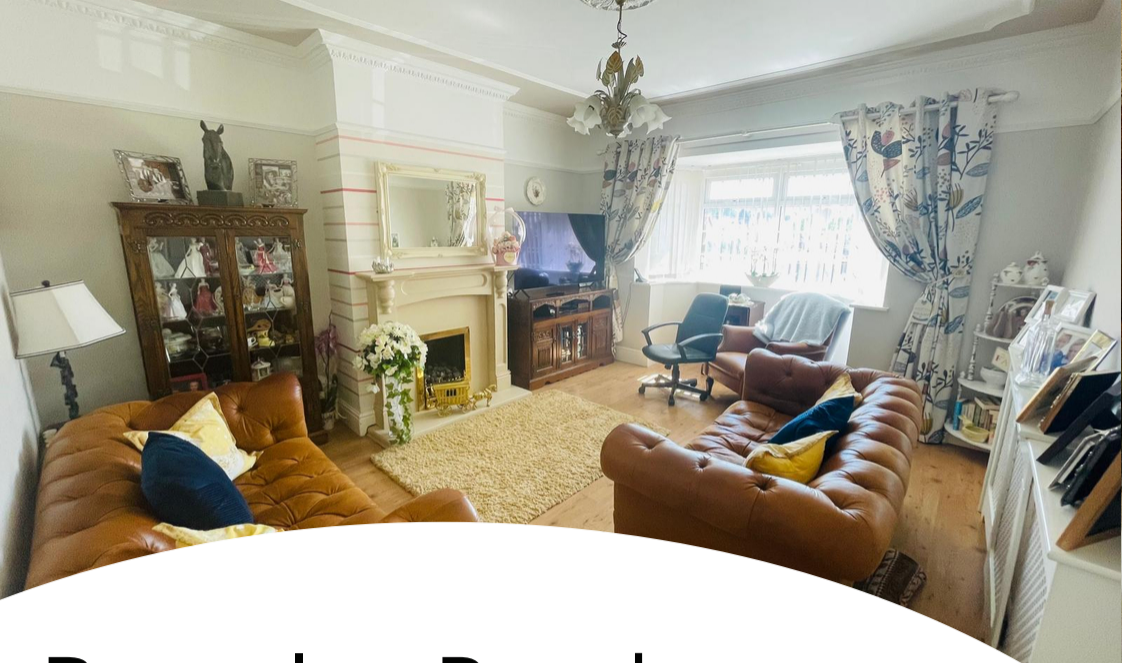


Beverley Road  
West Bromwich  
B71 2LP  
£235,000



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# Beverley Road

## West Bromwich, B71 2LP

WK are pleased to present this deceptively spacious three-bedroom, semi-detached family home, briefly comprises; a spacious front lounge benefitting from a bay window plus gas feature fireplace, a fitted kitchen/diner having a range of wall, base and drawer units with tiling to splash prone areas beautiful fire place with gas fire. With stairs from the entrance hall to the first floor there are three generously sized double bedrooms and the family bathroom suite offering a large shower cubicle with electric shower, low level WC & pedestal wash hand basin. As well as being double glazed with gas central heating.

The rear garden is very private being secluded and not overlooked with the frontage been tiered with stairs rising to front door. Furthermore, this property is double glazed and gas centrally heated throughout as well being situated in a popular residential location, within walking distance of Stone Cross's amenities and convenient travel links. To register your interest and arrange an early viewing appointment, call our office today! COUNCIL TAX BAND B



### Front elevation

The property is approached via steps unto front door. Gravel to frontage and selection of shrubs.

### GROUND FLOOR

#### Entrance Porch

Having tiled floor, double glazed window to front elevation and double glazed door to front elevation. Further door leading onto entrance hall.

#### Entrance Hall

Well presented entrance hall with large storage cupboard housing gas central heating boiler, stairs rising to first floor accommodation, picture rail, gas central heating radiator, double glazed window to side elevation and further doors leading onto

#### Lounge

12' 6" max into recess 16' 1" max into bay(3.81m x 4.90m) Excellent sized lounge with beautiful features, lovely feature fireplace housing gas fire, laminate flooring, double glazed bay window to front elevation. Gas central heating radiator with radiator cover.

#### Kitchen/diner

Having a range of wall and base units with work surfaces over, partial tiling to splash backs. One and a half bowl sink drainer, electric oven with gas hob over and cooker hob. Plumbing for washing machine and space for domestic appliances. Feature fire place housing gas fire, gas central heating radiator, double glazed window to rear elevation and door to rear elevation.

### FIRST FLOOR

#### Landing

having loft access and double glazed window to side elevation with doors leading onto three good sized bedrooms.

#### Bedroom one

9' 11" x 12' 10" max into recess (3.02m x 3.91m) well presented master bedroom with feature fire place, laminate flooring, double glazed window to front elevation and gas central heating radiator.

#### Bedroom two

Having double glazed window to rear elevation and gas central heating radiator.

#### Bedroom three

Good sized third bedroom having stairwell with storage cupboard, double glazed window to front elevation and gas central heating radiator.

#### Bathroom

Good sized bathroom with large shower cubicle, pedestal wash hand basin, low level flushing WC. extractor fan, full tiling to walls, double glazed window to rear elevation and gas central heating radiator.

### REAR ELEVATION

#### Garden

Stunning tiered garden, patio area with stairs rising to lawned garden with selection of shrubs, garden pond and trellis. Further paved patio and garden shed.