



Pennyhill Lane
West Bromwich
B71 3RY
£400,000



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West Bromwich, B71 3RY

WK Property, your local award winning agent, are proud to offer this beautifully presented and exceptionally spacious 5 bedroom 3 storey town house, on the highly sought after Penny hill Lane . This property includes spacious and modernised kitchen and dining along with modernised interior throughout. To appreciate what this property has to offer, a viewing is highly recommended.

You approach the property via the front door which leads you into a spacious hallway. There is laminate flooring running throughout the entrance hall, with doors leading off into the beautifully presented family lounge, kitchen and downstairs W/C which is equipped with a low level w/c, wash hand basin and tiling throughout. The Family Lounge has a large mantelpiece along with a double glazed patio doors to the rear elevation of the property which lead into the beautifully presented garden. The kitchen offers plenty of wall, base and drawer units with work surface over, integrated oven, induction hob and cooker hood over.

Onto the first floor with stairs from entrance hall to first floor are 3 spacious bedrooms, all of which are large enough for double beds and the third bedroom having access to the first en suite. The family bathroom offers a bath with shower over, wash hand basin and low level WC. The second floor consists of two double bedrooms and access to the spacious loft which benefits from being fully boarded and insulated along with a variety of storage units. This has the potential to be used as an additional bedroom/study or home gym. The rear is a substantial sized garden with a slabbed patio area and lighting fitted throughout. The back of the rear garden gives access to a spacious garage which is fully insulated and has allocated parking. The property further benefits from being double glazed throughout along with gas central heating. To truly appreciate the size and what this property has to offer, contact us today to arrange a viewing appointment.



Ground Floor

Entrance Hall

Gives access to doors leading off to modernised kitchen, downstairs W/C, family lounge and stairs leading to the first floor.

Kitchen

7' 09" x 11' 09" (2.36m x 3.58m) Is equipped with a variety of wall and base units, intergrated oven, induction hob with cooker over, spotlights and tiled flooring.

Downstairs W/C

3' 02" x 7' 03" (0.97m x 2.21m) Consists of tiled flooring, low level W/C, wash hand basin and ceiling light point.

Family Lounge

14' 10" x 16' 07" (4.52m x 5.05m) Ceiling light point, double glazed patio doors, laminate flooring, door to under stairs storage, central heating radiator.

First Floor

Bedroom One

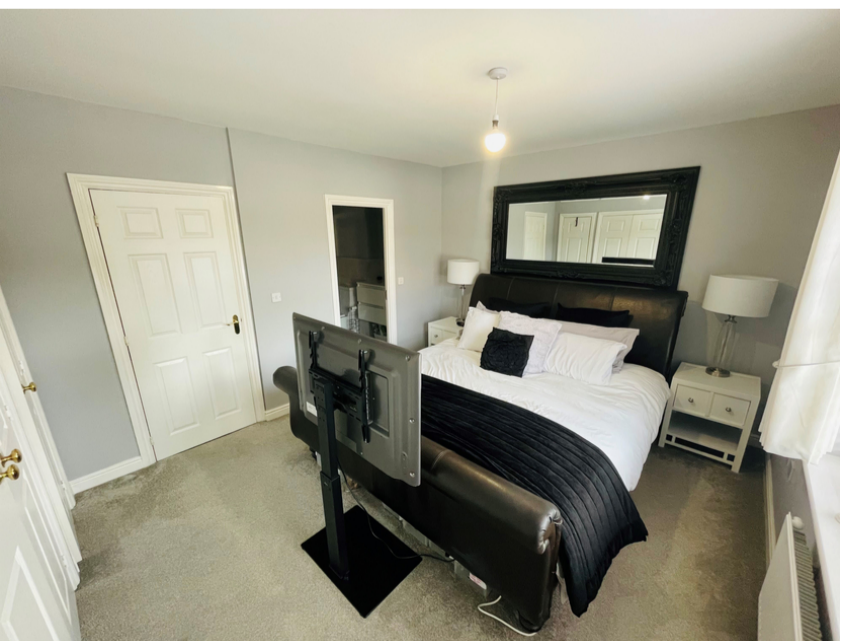
11' 04" x 12' 11" (3.45m x 3.94m) Double glazed window to front elevation of the property, carpet flooring, ceiling light point, fitted wardrobes and access to ensuite which benefits from having, walk in shower cubicle, spotlights, low level W/C and tiled flooring.

Bedroom Two

7' 04" x 10' 11" (2.24m x 3.33m) Equipped with double glazed window to rear elevation of the property, carpet flooring, ceiling light point and central heating radiator.

Bedroom Three

6' 06" x 7' 07" (1.98m x 2.31m) Equipped with double glazed window to rear elevation of the property, carpet flooring, ceiling light point and central heating radiator.



Second Floor

Bedroom Four

9' 10" x 15' 00" (3.00m x 4.57m) Consists of carpet flooring, ceiling light point, fitted wardrobes, double glazed window to front elevation of the property, central heating radiator and access to second ensuite of the property which is equipped with a wash hand basin, low level w/c and walk in shower cubicle.

Family Bathroom

6' 04" x 7' 04" (1.93m x 2.24m) Tiled flooring, low level W/C, Wash hand basin, bath with shower over, heated towel rail.

Bedroom Five

9' 09" x 14' 00" (2.97m x 4.27m) Equipped with double glazed window to rear elevation of the property, carpet flooring, ceiling light point and central heating radiator.

Loft

Having pull down ladders from the landing, gives access to the fully boarded and insulated loft space which consists of having electrics throughout and fitted wardrobes. Potential for additional bedroom /study or home gym.

Outside

Rear Garden

With door from the family lounge gives access to spacious and modernised patio area. Gated rear which gives access to garage and parking spaces.

Garage

Access through David Harman Drive, allocated garage with allocated parking space in front.