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Residential Sales & Lettings



## FRANCIS WARD CLOSE, WEST BROMWICH

£145,000

Wortonkelly are pleased to offer For Sale this three bedroom semi-detached property in West Bromwich, To the first floor the property has an entrance hall, lounge, kitchen dining room. To the first floor it has a landing, three bedrooms and bathroom. Outside the property has garage, front and rear garden.

- Semi Detached Property
- Lounge
- Kitchen
- Dining Room
- Three Bedroom
- Front and Rear Garden

## Ground Floor

### Entrance Hall

With double glazed window to front elevation, radiator and laminate flooring.

### Lounge

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

With double glazed window to front elevation, gas fire place, radiator and carpet flooring.

### Dining Room

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

With double glazed window to front elevation and laminate 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. The kitchen also benefits from electric and gas point with cooker hood. the kitchen also has plumbing for a washing machine.

## First Floor

### Landing

Having stairs from hallway with double glazed window to side elevation, loft access and carpet flooring.

### Bedroom One

13' 9" x 8' 5" (4.19m x 2.57m)

With double glazed window to rear elevation, 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 wardrobe, radiator and carpet flooring.

### Bedroom Three

10' 6" x 7' 3" (3.20m x 2.21m)

With double glazed window to front elevation, radiator and carpet flooring.

### Bathroom

With double glazed window to rear elevation, large shower cubicle, wash hand basin, heated towel rail and laminate flooring.

### Separate W.C

With double glazed window and laminate flooring

## Outside

### Garage

24' 9" x 7' 8" (7.54m x 2.34m)

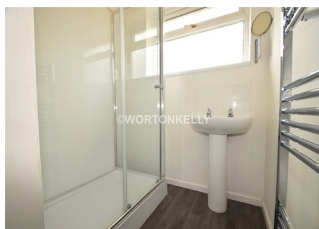
With power, lighting and up and over double doors.

### 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, low bricked wall with gate leading to lawn area, further steps to rear canal access.



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.