



Beverley Road
West Bromwich
B71 2JT
£280,000



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West Bromwich, B71 2JT

WK estate agents located in West Bromwich are pleased to present this deceptive three bedroomed semi detached property. Situated in a popular area with local amenities, transport networks and schools on the door step this is one not to be missed. The property is approached via a large gravel driveway enough for four cars, front door opening onto a beautifully presented hallway with cleverly designed storage, further door leading onto large lounge with heating and added bonus of air conditioning unit. Beyond is a modern fitted kitchen and further doors onto conservatory and utility area which both have under floor heating. To the first floor are three large bedrooms, with both double rooms having air conditioning units and a family bathroom. To top this property off is a stunning rear garden perfect for summer days, consisting of three tiers, two patio areas and lawned garden with brick built outhouse. This property is a real gem. EPC RATING C, COUNCIL TAX BAND B.



FRONT ELEVATION

The property is approached via a large gravel driveway with enough parking for four cars. The front door is accessed via the side and has yale touch card security front door leading onto

Entrance Hall

Having double glazed window to side elevation, stairs rising to first floor, laminate flooring and cleverly designed storage for coats and shoes. Door leading onto

Lounge

13' 8" into recess x 15' 2" into bay (4.17m x 4.62m) Having double glazed bay window to front elevation, gas central heating radiator, wall mounted air conditioning unit, coving to ceiling and door leading onto

Kitchen

10' 10" into recess x 16' 10" (3.30m x 5.13m) Modern fitted kitchen with a range of wall and base units with work surface over. Tiling to splash prone areas, one and a half bowl sink drainer, intergrated fridge and space for domestic appliances. recess designed for range cooker with cooker hood over. Small steps leading upto breakfast bar area with breakfast bar housing further storage unit. Added bonus of a storage cupboard housing gas central heating boiler. Double glazed window to rear and side elevation, spot lighting to ceiling and tiled floor, Door leading onto

Conservatory

10' 2" x 11' 3" (3.10m x 3.43m) Situated over looking the garden having double glazed windows to rear and side elevation and double glazed french doors to rear elevation, under floor heating and and tiled floor.

Utility Area

Situated off the conservatory having double glazed window to side elevation, work surfaces and plumbing for washing machine. Further door leading onto

Downstairs Cloakroom

Having low level flushing WC, wash hand basin, heated towel rail and under floor heating.

FIRST FLOOR ACCOMMODATION

Landing

Having double glazed window to side elevation, gas central heating radiator and doors leading onto

Bedroom One

8' 4" to front of wardrobes x 14' 3" (2.54m x 4.34m) Beautifully presented with double glazed window to front elevation, gas central heating radiator, wall mounted air conditioning unit. Floor to ceiling built in mirrored wardrobes, laminate flooring and coving to ceiling.

Bedroom Two

9' 3" x 10' 8" into recess (2.82m x 3.25m) having double glazed window to rear elevation, gas central heating radiator, wall mounted air conditioning unit, Loft access, laminate flooring and coving to ceiling.

Bedroom Three

6' 3" into cupboards x 10' 11" (1.91m x 3.33m) Having double glazed window to front elevation and gas central heating radiator.

Bathroom

Modern fitted bathroom housing bath with shower over, vanity wash hand basin, low level flushing WC. partial tiling to splash prone areas. Laminate flooring, double glazed window to rear elevation and heated towel rail.

REAR ELEVATION

Garden

Access via the conservatory the garden is split into three tiers. Firstly is a large decked patio area with gates leading down to a further decking patio with stairs leading down to a lawned garden and brick built out building.