



Andrew Road  
West Bromwich  
B71 3QR  
£585,000



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# Andrew Road

## West Bromwich, B71 3QR

WK are please to offer a fantastic opportunity to purchase an immaculately presented six bedroom semi-detached property on the sought after Andrew Road on the Bustleholme Mill Estate offering a great family home to move straight into, situated near local shops, amenities, bus routes, road networks and in reach to Tame Bridge Parkway, West Bromwich, Stone Cross, Wednesbury and Walsall.

In brief the property comprises a doors opening onto a large hallway with downstairs cloak room, two reception rooms, one been open plan living kitchen and dining area. Further kitchen, downstairs shower room and access to garage and rear garden. To the first floor are four double bedrooms, two of the bedrooms have ensuite shower rooms, family bathroom and study. The second floor has two further bedrooms and another family bathroom. The property benefits from double glazing and gas central heating. Outside is a brick paved driveway for ample parking and access to the garage. The rear of the property is approached via gates giving access to the second garage and garden area. This property would make a perfect home for large families. Viewing is advised to appreciate the size and quality of the finish. COUNCIL TAX BAND C



### Front Elevation

The property is approached via large block paved driveway with gated side access to the rear of the property.

### GROUND FLOOR

#### Entrance Hall

Double glazed window and double glazed door opening onto large entrance hall with stairs rising to first floor accommodation, doors leading to reception rooms and downstairs cloakroom, storage cupboards laminate flooring and gas central heating radiator.

#### Reception room one

9' 10" x 26' 0" (3.00m x 7.92m) 0m x 0m (0' 0" x 0' 0") Extremely spacious lounge with two gas central heating radiators, double glazed window to front elevation and double glazed french doors to rear elevation.

#### Lounge, kitchen, diner

11' 4" max into recess x 33' 5" overall measurements encorp kitchen area(3.45m x 10.19m) Stunning living space which is a family hub. Large lounge area, superb kitchen area with space to house a large dining table. The lounge area has spots to ceiling, TV points, laminate flooring, There is a double glazed window to front elevation and gas central heating radiator.

#### Kitchen/dining area

A range of high quality wall and base units with work surfaces over. Sink and drainer, intergrated washing machine and dishwasher. Built in electric oven and microwave, gas hob with cooker hood over. Strip lighting around the bottom of the units, spots to ceiling and beautiful display cabinets. Space for further domestic appliances. Double glazed window to rear elevation and gas central heating radiator.

#### Kitchen two

8' 11"into recess x 15' 6" (2.72m x 4.72m) Housing a range of wall and base units with work surfaces over. One and a half bowl sink drainer, space for domestic appliances, plumbing for a washing machine. Tiling to splash backs, laminate flooring. Door leading to garage and downstairs shower room. Double glazed window to rear elevation, double glazed door to rear elevation and gas central heating radiator.

#### Downstairs shower room

Having shower cubicle with electric shower, vanity wash hand basin, low level WC. Tiling fully to walls and floor. Double glazed window to side elevation and heated towel rail.

#### Downstairs cloakroom

Situated off the hallway, low level WC, vanity wash hand basin, tiling to splash back behind the sink. Laminate flooring and extractor fan.

### FIRST FLOOR ACCOMMODATION

#### Landing

Landing approached via a beautiful glass balustrade staircase, doors leading to bedrooms, study and family bathroom and further staircase to second floor.

#### Bedroom One

9' 5" into recess x 14' 0" (2.87m x 4.27m) Double glazed window to rear elevation and gas central heating radiator.

#### Bedroom two

11' 4" x 12' 7" (3.45m x 3.84m) Door leading onto ensuite. Double glazed window to rear elevation and gas central heating radiator.

#### Ensuite

Housing shower cubicle with electric shower. Low level WC. Pedestal wash hand basin, full tiling to walls and floor, extractor fan. Double glazed window to side elevation and heated towel rail.

#### Bedroom three

11' 5" x 11' 4" (3.48m x 3.45m) Door to ensuite bathroom, Double glazed window to front elevation and gas central heating radiator.

#### Ensuite

Housing shower cubicle with electric shower, vanity wash hand basin, low level WC, extractor fan. Full tiling to walls and floor and heated towel rail.

#### Family bathroom

Bath with mixer tap shower. Vanity wash hand basin, low level WC. Full tiling to walls and floor. Double glazed window to rear elevation and heated towel rail.

#### Study

6' 1" x 5' 1" (1.85m x 1.55m) Having double glazed window to front elevation.

### SECOND FLOOR

#### Landing

Doors leading to bedrooms, bathroom and storage cupboard. Double glazed sky light to front elevation.

#### Bedroom five

13' 3" x 11' 10" max measurements restricted head height. (4.04m x 3.61m) Having low level storage cupboards. Double glazed sky light to front and rear elevation and gas central heating radiator.

#### Bedroom six

12' 6" x 11' 5" max measurements restricted head height.(3.81m x 3.48m) Low level storage cupboards, double glazed sky light to rear elevation and gas central heating radiator.

#### Family bathroom

Housing bath with mixer tap shower, low level WC vanity wash hand basin. Full tiling to walls and floor, extractor fan and heated towel rail.

#### Rear elevation

To the rear are large gates giving access to another garage and garden area.