

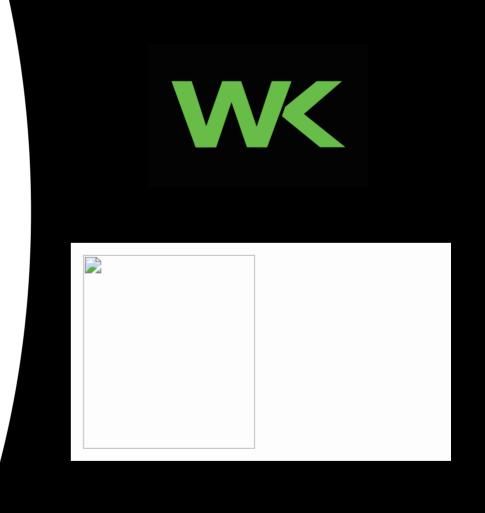
GROUND FLOOR 42.71 sq. m. (459.77 sq. ft.)



TOTAL FLOOR AREA: 42.71 sq. m. (459.77 sq. ft.) approx. Whilet every attempt has been made to ensure the accuracy of the floopies contained here, measurement of doors, windows, more and any other times are approximate and no responsibility to itselfs for any error, omission or mit-allament. This plan is for fluxifieding reproduce style and study also used on such by any organical special and also used on such as and by any organic special special and also used on such as and by any organic special speci

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Ground Floor

Entrance Hall

Having stairs leading to accommodation.

Ground Floor

Lounge (Reception)

4.95m x 3.96m (16' 3" x 13') Having loft access, study area, TV point, electric fire point, radiator and double glazed window to the side elevation.

Inner Hall

Having airing cupboard housing boiler.

Kitchen

2.74m x 2.36m (9' x 7' 9") Fitted kitchen having a range of wall and base units with complimentary work surfaces over, sink drainer, electric cooker point, plumbing for washing machine and dishwasher and radiator

Bedroom 1

 $3.96m \times 3.05m (13' \times 10')$ Having radiator and double glazed window to the side elevation.

Bathroom

Comprising of panel bath with shower over, pedestal wash hand basin, part tiled with heated towel rail and low level W/C.

Outside

Front Comminal Gardens

Having pathway to accommodation with lawned communal area to the side and further pathway leading to parking area.

Communal Gardens

Having drying area and pathways around the property.

Garage

Located Tantany Lane. Garages are available to rent at approximately £6.40 per week subject to terms and conditions.