



Leacroft Grove
West Bromwich
B71 2QP
£250,000



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Leacroft Grove

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WK Property, your local award winning agent, are proud to offer this beautifully presented and exceptionally spacious 3-bedroom, semi-detached house, on the highly sought after Leacroft Grove. This property includes, exceptionally large driveway, spacious and modernised Lounge and kitchen along with modernised interior throughout. This property also benefits from having planning approval for a double side story extension which extensively increases the ground floor area and adds another bedroom with an en suite. To appreciate what this property has to offer, a viewing is highly recommended.

You approach the property via a drive way to the main porch entrance, which leads you into a spacious hallway. There is laminate flooring running throughout the entrance hall, with doors leading off to both the second reception room which has been converted from formally being a garage, and into the beautifully presented family lounge. The Family Lounge has an integrated mantle piece, along with a double glazed window to the rear elevation of the property which overlooks the rear garden. The kitchen offers plenty of wall, base and drawer units with work surface over, integrated oven, gas hob with extractor fan over.

Onto the first floor With stairs from entrance hall to first floor are 3 spacious bedrooms all equipped with enough space for double beds. The family bathroom offers a bath with mixer taps and shower over, wash hand basin and low level WC. The rear is a substantial sized garden with a slabbed patio and lawn area, the property has potential and planning permission or side extension. 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.

EXISTING VIEWS



PROPOSED VIEWS



Ground Floor

Entrance Hall

5' 07" x 10' 11" (1.70m x 3.33m) Having access to family lounge, kitchen and second reception room, Laminate flooring, radiator.

Lounge

9' 10" x 15' 09" (3.00m x 4.80m) Having laminate flooring, ceiling light point, tv point, decorative surround and double glazed window to rear elevation.

Second Reception Room

7' 03" x 15' 08" (2.21m x 4.78m) Currently used as office space, potential for dining room use. Equipped with laminate flooring, radiator, ceiling light point, double glazed window to front elevation.

Kitchen

6' 03" x 15' 10" (1.91m x 4.83m) Consists of having a range of wall, base and drawer units, complimentary work surface over, stainless steel sink and drainer, integrated oven and induction hob with cooker hood over, spotlights, radiator and access to under stairs storage.

First Floor

Landing

5' 10" x 6' 04" (1.78m x 1.93m) With Stairs from the entrance hall, gives access to family bathroom, three double bedrooms and loft hatch

Bedroom One

9' 11" x 11' 00" (3.02m x 3.35m) Having a double-glazed window to front elevation, ceiling light point, radiator, and TV point.

Bedroom Two

6' 03" x 12' 07" (1.91m x 3.84m) Having a double-glazed window to rear elevation, ceiling light point, radiator, and TV point.

Bedroom Three

8' 10" x 15' 11" (2.69m x 4.85m) Having a double-glazed window to rear elevation, ceiling light point, radiator, and TV point.

Family Bathroom

A double-glazed window to rear elevation, bath with mixer taps and shower over, wash hand basin, low level WC, extractor fan, tiling to splash prone areas, radiator, sunken spotlights.

Outside

Rear Garden

Consists of a spacious patio and lawn area. This property also benefits from having planning approval for a double side story extension which extensively increases the ground floor area and adds another bedroom with an en suite.

EXISTING VIEWS



PROPOSED VIEWS

