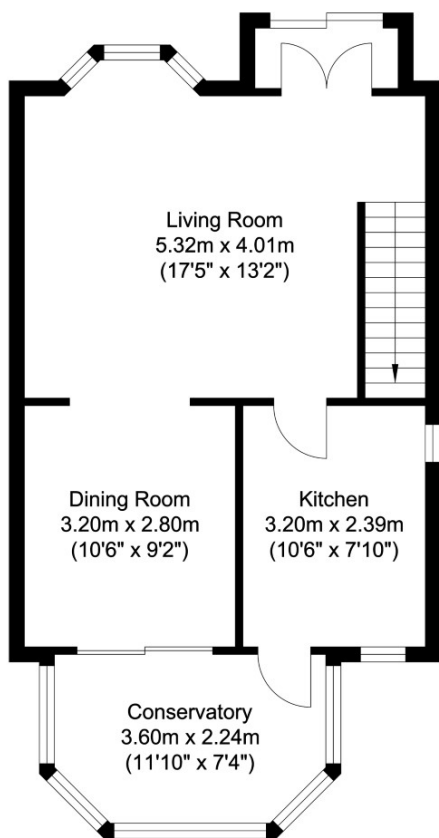
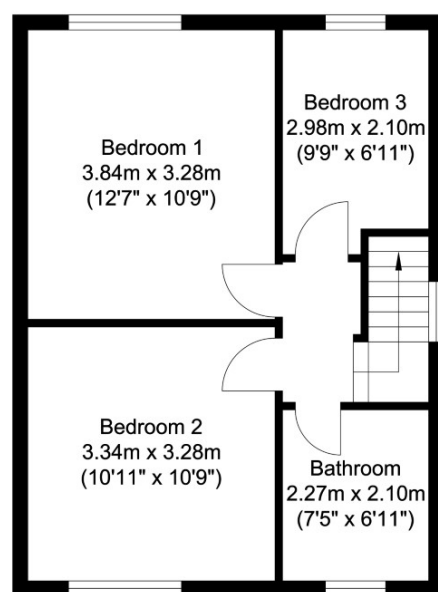




Kelverley Grove
West Bromwich
B71 3QL
£315,000



Ground Floor



First Floor



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Kelverley Grove

West Bromwich, B71 3QL

First entering the property into the entrance porch benefitting from parkay flooring and double doors leading into the front lounge. The lounge with bay window and a feature gas fire plus decorative surround as well as spotlights throughout with stairs to the first floor fitted with a stunning 8M safety glass banister. A second reception room to the rear with wooden flooring and bi folding doors into the conservatory with access to the patio and rear garden. The immaculate kitchen offers plenty of wall, base and drawer units with work surface over, integral gas hob and double oven with cooker hood over and under floor heating. With stairs from the lounge to the first floor, there are three bedrooms, two doubles and one single. With the doubles having built in wardrobes. The family bathroom benefits from a bath with shower over, vanity and low level wc as well as spotlights and privacy glass. The rear is a substantially sized mature garden with block paved patio area, artificial lawn with a pond. The property further benefits from a large garage with up and over doors as well a power and lighting. The garage is accessible from the front of the property via the recently refurbished shared driveway, suitable for parking 2 to 3 cars. Double glazing throughout and to truly appreciate the size of this property contact us today to arrange a viewing.



Entrance Porch

5' 10" x 2' 11" (1.78m x 0.89m) Double glazed windows and door unit to front elevation, parkay flooring, and double doors into lounge.

Lounge

17' 05" x 12' 11" (5.31m x 3.94m) Having double glazed bay window, gas fire with feature surround and lighting, radiator, spotlights throughout, telephone point, carpet, and bi fold doors into conservatory.

Dining Room

Having double glazed bi fold doors to the conservatory, parkay flooring, spotlights throughout.

Conservatory

12' 0" x 10' 10" (3.66m x 3.30m) Having double glazed windows to rear elevation, double glazed door leading to the rear patio and garden, double glazed bi folding doors into lounge, UPVC build and tiled flooring.

Kitchen

7' 09" x 10' 05" (2.36m x 3.17m) Consists of having double glazed window to rear elevation, double glazed door to conservatory, a range of wall, base and drawer units, complimentary work surface over, granite sink/ drainer, gas hob, double oven, cooker hood, wall tiling, under floor heating, spotlights and under stairs cupboard.

First Floor

Bedroom One

10' 05" x 12' 08" (3.17m x 3.86m) Having double glazed window to front elevation, ceiling light point, built in wardrobes and carpet.

Bedroom Two

10' 07" x 10' 11" (3.23m x 3.33m) Having double glazed window to rear elevation overlooking rear garden, ceiling light point, tv point, built in wardrobes and carpet.

Bedroom Three

6' 09" x 9' 09" (2.06m x 2.97m) Having double glazed window to front elevation, ceiling light point, carpet, and storage cupboard.

Family Bathroom

A double-glazed privacy glass to rear elevation, bath with mixer taps and shower over, vanity, low level flush wc, tiling throughout, heated towel rail, extractor fan, spotlights, and boiler.

Landing

6' 06" x 5' 07" (1.98m x 1.70m) Having double glazed window to side elevation, stairs from lounge, glass handrail, carpet flooring and loft access.

Outside

Garage

8' 01" x 21' 10" (2.46m x 6.65m) Brick construction garage, up and over doors, side door to rear garden, electric sockets, and lighting.

Rear Garden

Large block paved patio area, timber fencing, artificial, private lawn area enclosed with trees, shrubs and plants, pond.