



York Crescent  
West Bromwich  
B70 0JT  
£385,000



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# York Crescent

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WK Property, your local award winning agent, are proud to offer this beautifully presented and exceptionally spacious 4-bedroom, detached house of distinction, on the highly sought after York Crescent. This property includes, Large Off Road Parking, spacious and modernised kitchen and dining along with modernised interior throughout. To appreciate what this property has to offer, a viewing is highly recommended.

You approach the property via the main porch entrance, which leads you into a spacious hallway. There is marble tiling running throughout the entrance hall, with doors leading off to both a downstairs toilet which includes a sink and low level W/C, and into the beautifully presented family lounge. The Family Lounge has a large living space, along with a double glazed window to the front elevation of the property and double glazed french doors into rear extension of the property. The kitchen offers plenty of wall, base and drawer units with work surface over, integrated Fridge/Freezer, gas hob and oven and is further benefited from having a generous amount of dining space. Through the kitchen gives access to the spacious rear extension, which benefits from having a fitted media wall with spotlights and gives access to doors leading into the large rear garden and separate study which is equipped with carpet flooring, spotlights and a suspended ceiling.

Onto the first floor With stairs from entrance hall to first floor are 4 spacious bedrooms, the master bedroom has the perk of an en suite which is equipped with a shower cubicle and double glazed window to side elevation. 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 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.



## Ground Floor

### Entrance Hall

Consists of marble tiled flooring, stairs to first floor landing and doors leading to downstairs W/C, family lounge and kitchen diner.

### Family Lounge

9' 09" x 18' 01" (2.97m x 5.51m) Having laminate flooring, double glazed window to the front elevation of the property, ceiling light point, double glazed french doors to rear, radiator.

### Downstairs W/C

3' 04" x 3' 11" (1.02m x 1.19m) Having marble tiling, wash hand basin, low level W/C, heated towel rack.

### Kitchen/Diner

9' 11" x 27' 03" (3.02m x 8.31m) Having marble tiled flooring, double glazed window to front and rear elevation of the property, spotlights, variety of wall and base units, integrated fridge/freezer, plumbing for dishwasher/washing machine, gas cooker with extractor hood over, radiator.

### Second Reception Room

10' 09" x 15' 08" (3.28m x 4.78m) Rear extension has doors leading into family lounge, separate study and rear garden. Consists of laminate flooring, integrated media wall with spotlights and double glazing to the rear elevation.

### Study

7' 09" x 11' 07" (2.36m x 3.53m) Consists of carpet flooring, integrated spotlights, radiator and suspended ceiling.

## First Floor

### Landing

With stairs from the entrance hall gives access to the four bedrooms and the family bathroom.

### Bedroom One

9' 09" x 18' 01" (2.97m x 5.51m) Having laminate flooring, double glazed window to front elevation of the property, ceiling light point, fitted wardrobes and door leading to ensuite. Ensuite is equipped walk in shower cubicle, low level W/C and wash hand basin

En Suite = 4' 11" x 5' 02" (1.50m x 1.57m)

### Bedroom Two

10' 04" x 16' 02" (3.15m x 4.93m) Having laminate flooring, sliding fitted wardrobes, double glazed window, 2x ceiling light points, storage cupboard space and radiator

### Bedroom Three

6' 04" x 7' 04" (1.93m x 2.24m) Having laminate flooring, double glazed window, sliding fitted wardrobes, ceiling light point and radiator.

### Bedroom Four

Having laminate flooring, double glazed window, ceiling light point and radiator.

### Family Bathroom

5' 05" x 7' 08" (1.65m x 2.34) Having double glazed privacy glass to rear elevation, bath with shower over, wash hand basin, low level W/C

### Outside

### Rear Garden

Having patio and lawn area.