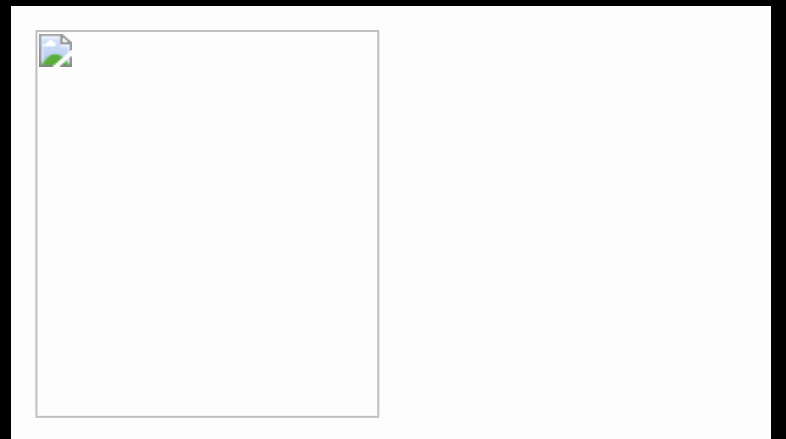




Willitt Road  
West Bromwich  
B71 3DL  
£300,000



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# Willett Road

## West Bromwich, B71 3DL

WK Estate Agents located in West Bromwich are pleased to offer For Sale this well presented semi-detached house. Situated in an extremely popular residential area with local amenities, transport links and Pennyhill School on the door step. This is a perfect family home. The property comprises of two large reception rooms, good sized kitchen, downstairs cloakroom. Three fantastic bedrooms and modern bathroom. Ample off road parking for approximately 3 cars and large rear garden. This property will be snapped up so call and arrange your viewing today. EPC D, COUNCIL TAX BAND C.



### Ground Floor

#### Entrance Hall

Having upvc double glazed door to the front elevation, under stairs storage cupboard, radiator, telephone point, stairs off to 1st floor and doors off to all rooms.

#### Lounge (Reception)

3.61m x 3.53m (11' 10" x 11' 7") Benefitting from feature electric fireplace, radiator, double glazed window to the rear elevation and upvc double glazed door to the rear elevation.

#### Dining Room

3.86m x 3.45m (12' 8" x 11' 4") Having feature electric fireplace, radiator, TV point and double glazed window to the front elevation.

#### Kitchen

5.16m x 3.48m (16' 11" x 11' 5") Fitted kitchen having a range of wall and base units with complimentary work surfaces over, stainless steel sink drainer, electric oven with gas hob, cooker hood over and cooker point, tiled walls and floors, radiator, plumbing for washing machine, fridge freezer, spotlights, double glazed window to the rear elevation, upvc double glazed door to the rear elevation and door to garage.

#### Cloakroom

Having low level w.c and wash hand basin.

### First Floor

#### Landing

Having loft access, cupboard, double glazed window to the side elevation and doors off to all rooms.

#### Bedroom One

3.61m x 3.53m (11' 10" x 11' 7") Having radiator and double glazed window to the rear elevation.

#### Bedroom Two

4.32m x 3.40m (14' 2" x 11' 2") Having radiator and double glazed window to the front elevation.

#### Bedroom Three

2.59m x 2.49m (8' 6" x 8' 2") Having radiator and double glazed window to the front elevation.

#### Bathroom

Comprising of bath with shower over, wash hand basin, low level w.c, fully tiled with radiator and double glazed window to the rear elevation.

#### Outside

#### Rear Garden

Benefitting from decked patio area, lawned area with borders and shrubs and a further decking area.

#### Driveway

Having off road parking and lawned area with borders and shrubs.

#### Garage

4.52m x 2.74m (14' 10" x 9' ) Having power and double opening doors.