



Haywoods Farm
West Bromwich
B71 3QE
£280,000



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Haywoods Farm

West Bromwich, B71 3QE

WK are pleased to offer for sale this well presented link detached house located on Haywoods Farm, West Bromwich. This property briefly comprises of 3 bedrooms, lounge, kitchen/diner, conservatory, a garage and a family bathroom. Accommodating an enclosed garden that isn't overlooked. Benefitting from double glazing and central heating where specified. Off Street parking is available, as well as great transport links such as the close proximity of Tame Bridge Station, ideal for commuters.



Ground Floor

Porch

3' 0" x 5' 09" (0.91m x 1.75m) Equipped with a central heating radiator, double-glazed window to the side elevation, a double-glazed UPVC door and doors leading to:

Ground floor W.C.

5' 09" x 2' 08" (1.75m x 0.81m) Equipped with vinyl flooring, low level flushing W.C, sink and wash basin, central heating radiator, tiling in splash prone areas and a frosted double-glazed window to the front elevation.

Lounge

14' 06" x 15' 08" (4.42m x 4.78m) Double glazed window to the front elevation, television point, electric fireplace, staircase rising off to the first floor accommodation, central heating radiator and a panel door into:

Kitchen/Dinner

8' 04" x 14' 05" (2.54m x 4.39m) Accommodating two double glazed window to the rear elevation, double-glazed UPVC door to the conservatory, a mix of wall, base and drawer units with complementary work surfaces over, sink and drainer, tiling to splash prone areas, electric oven, gas hob, cooker hood, plumbing for both a washing machine and dishwasher, laminate flooring and a central heating radiator.

Conservatory

7' 08" x 14' 09" (2.34m x 4.50m) Accommodating a series of double-glazed windows to the front and side elevations, a central heating radiator, laminate flooring and a door leading to the garage. Sliding double-glazed patio doors give access to the garden.

Garage

This room is separated into two rooms, one being ideal as a home office or study room, and the other is ideal for storage space to keep any gardening tools you need to store.

First Floor

Landing

With a double glazed window to the side elevation, carpet flooring and doors leading off to:

Bedroom 1

10' 09" x 7' 11" (3.28m x 2.41m) Equipped with carpet flooring, a double-glazed window to the rear elevation and a central heating radiator.

Bedroom 2

8' 05" x 13' 04" (2.57m x 4.06m) This master bedroom consists of a carpet flooring a double-glazed window to the front elevation and a central heating radiator.

Bedroom 3

5' 08" x 7' 02" (1.73m x 2.18m) This room contains a cupboard enclosing the boiler, carpet flooring, a double-glazed window to the front elevation and a central heating radiator.

Family Bathroom

5' 06" x 13' 04" (1.68m x 4.06m) The family bathroom contains a bath with shower over, a low level flushing W.C, central heating radiator, tiling in splash prone areas, a wash basin sink, a frosted double-glazed window to the rear elevation and vinyl flooring.