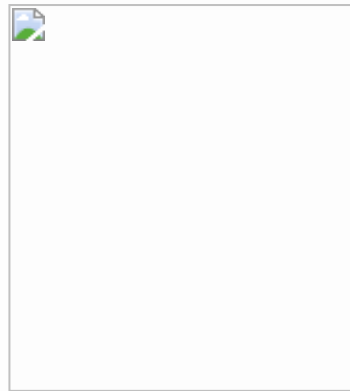




Arlington Road
West Bromwich
B71 1AD
£270,000



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Arlington Road

West Bromwich, B71 1AD

WK Property situated in West Bromwich are pleased to present this idyllic family home. Having major links to bus routes on All Saints Way, being nearby to a number of Schools and local amenities the property really is better suited to the growing family as it briefly comprises of a front lawn with pathway to front door. entrance hall, large through lounge/diner, extended kitchen and downstairs cloakroom. First floor landing, family bathroom three great sized bedrooms. Being positioned on a sizeable plot also, the house offers a generously sized rear garden perfect for hosting and great for pets! COUNCIL TAX BAND C, EPC RATING D.



FRONT ELEVATION

Having pathway to front door,lawned garden and selection of shrubs.

Entrance hall

Front door to front elevation, stairs rising to first floor, gas central heating radiator and doors leading into

Lounge area

12' 7" into recess x 11' 3" encorporating bay(3.84m x 3.43m) Having double glazed bay window to front elevation, gas central heating radiator and wall mounted gas fire with tiled halve.

Dining area

11' 6" into recess x 11' 9" encorp bay(3.51m x 3.58m) Having double glazed windows to rear elevation, double glazed french doors to rear elevation, gas central heating radiator, fire place housing gas fire with marble effect back and halve. Wall light points and coving to ceiling.

Downstairs cloakroom

Situated off the hallway consisting of low level flushing WC, vanity wash hand basin, full tiling to walls and floor, double glazed window to side elevation.

Kitchen

8' 10" into recess x 21' 5" (2.69m x 6.53m) Extended kitchen with a range of base and draw units. Work surfaces over and tiling to splash prone areas. Space for domestic appliances and plumbing for a washing machine. Double glazed window to rear elevation, double glazed door to rear elevation and gas central heating radiator.

FIRST FLOOR ACCOMMODATION

Landing

Having single glazed stained glass window to side elevation. Storage cupboard housing gas central heating boiler, loft access and doors leading into

Bedroom one

10' 10" into recess x 14' 1" into bay window(3.30m x 4.29m) Double glazed bay window to front elevation and gas central heating radiator.

Bedroom two

11' 6" into recess x 11' 9" (3.51m x 3.58m) Having double glazed window to rear elevation and gas central heating radiator.

Bedroom three

7' 8" x 8' 3" (2.34m x 2.51m) Good sized third bedroom having double glazed window to front elevation and gas central heating radiator.

Bathroom

Having double glazed window to front elevation, gas central heating radiator, large shower cubicle, wash hand basin, low level flushing WC and full tiling to walls.

REAR ELEVATION

Beautiful mature garden with paved patio area, further lawned garden with garden shed and selection of shrubs.