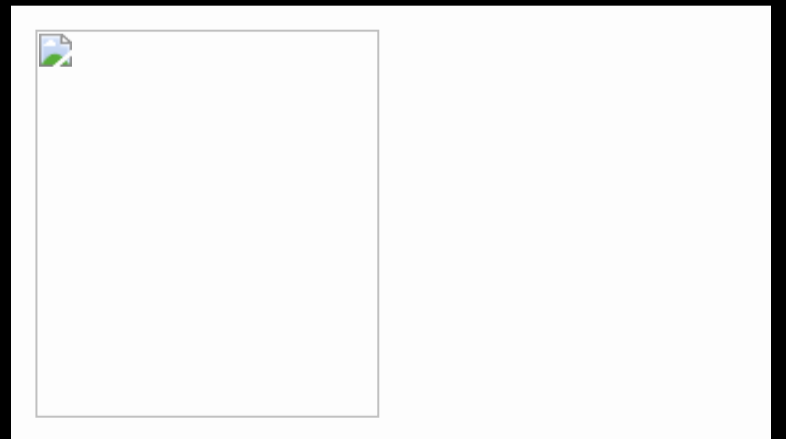




£375,000
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 West Bromwich
 Stanway Road



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Stanway Road

West Bromwich, B71 1RN

WK Property, your local award winning agent, are proud to offer this beautifully presented and exceptionally spacious 3/4 bedroom, semi detached property, on the highly sought after Stanway Road. This property includes, exceptionally large driveway, 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 a driveway suitable for two cars to the main entrance, which leads you into a spacious hallway. There is wooden flooring running throughout the entrance hall, with a door leading off into the beautifully presented family through lounge and kitchen/dining area. The Family Lounge has a large mantelpiece along with a double glazed bay window to the front elevation of the property. The kitchen offers plenty of wall, base and drawer units with work surface over, integrated oven, induction hob and cooker hood over. The dining area offers space for large dining table and other furnishings and additionally gives access to the side and sunroom.

Onto the first floor with stairs from entrance hall to first floor are 3 spacious bedrooms, all of which are large enough for double beds and the third bedroom is access through the upstairs side extension. Currently being used as an additional living space can be used as another double bedroom and further benefits from having a second bathroom which is equipped with a shower and low level W/C. The family bathroom offers a walk in shower cubicle, wash hand basin and low level WC. The rear is a substantial sized garden with a slabbed patio area on either side of lawn. The back of the rear garden gives access to a spacious garage which is fully insulated and fully electric. The property further benefits from being double glazed throughout along with gas central heating and a second driveway facing the garage as well as side land with potential to extend. To truly appreciate the size and what this property has to offer, contact us today to arrange a viewing appointment



Ground Floor

Entrance Hall

1.79m x 2.81m (5' 10" x 9' 3") Gives access to stairs leading to first floor and door leading into the dining area.

Dining Area

2.80m x 1.80m (9' 2" x 5' 11") Dining area open to lounge and kitchen

Family Lounge

9' 11" x 21' 06" (3.02m x 6.55m) is equipped with double glazed window to the front and rear elevation of the property, wooden flooring, radiator and ceiling light point.

Kitchen

8' 02" x 18' 01" (2.49m x 5.51m) Consists of a range of wall and base units, plumbing for washing machine/dishwasher, double glazed window to front elevation of the property, spotlights and wooden flooring.

Sunroom

8' 01" x 11' 07" (2.46m x 3.53m) Tiled flooring, double glazed window to rear elevation of the property and patio door leading into the garden.

First Floor

Landing

5' 11" x 12' 05" (1.80m x 3.78m) With stairs from the entrance hall, gives access to two double bedrooms, family bathroom and additional door leading into upstairs study, bedroom and bathroom area.

Bedroom One

9' 01" x 9' 06" (2.77m x 2.90m) (Currently used as a study) Equipped with carpet flooring, double glazed window to rear elevation of the property, ceiling light point and boiler.

Bedroom Two

9' 07" x 11' 07" (2.92m x 3.53m) Consists of double glazed window to front elevation, fitted wardrobes, carpet flooring, ceiling light point and wall lights.

Family Bathroom

5' 11" x 6' 11" (1.80m x 2.11m) Is equipped with shower cubicle, low level W/C, wash hand basin, double glazed window to rear elevation and tiled flooring.

Upstairs Study Room/ Bedroom

12' 00" x 18' 02" (3.66m x 5.54m) Is equipped with laminate flooring, central heating radiator, ceiling light point (Being used as study/living area however, can be used as a fourth bedroom.)

Bedroom Three

9' 06" x 9' 08" (2.90m x 2.95m) Consists of double glazed window to rear elevation, fitted wardrobes, carpet flooring, ceiling light point.

Second Bathroom

Is equipped with shower cubicle, low level W/C, wash hand basin, double glazed window to rear elevation and tiled flooring.

Outside

Rear Garden

Consists of spacious patio and lawn area, access to garage on back, pond with water filtration system.

Garage

Garage/Work Shop, fully insulated and electrical fitting throughout, garage door, leads to second driveway of the property.

Side Land

Has large lawn area at side of the property, which is accessed through the front driveway or rear driveway, has potential for side extension or additional parking spaces.