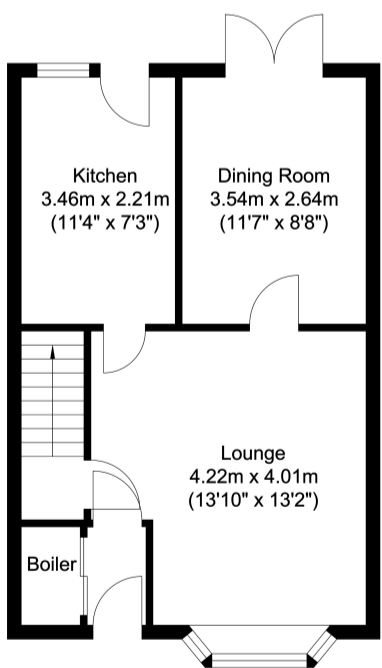
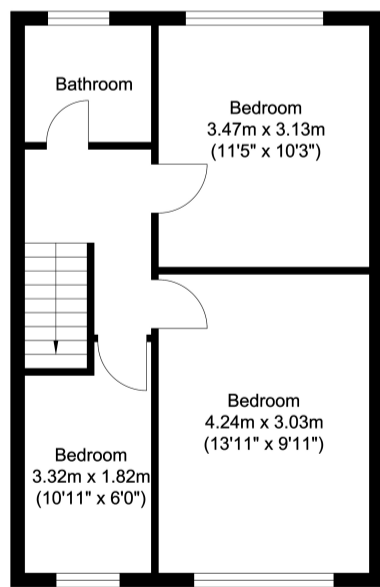




Andrew Road  
West Bromwich  
B71 3QG  
£235,000

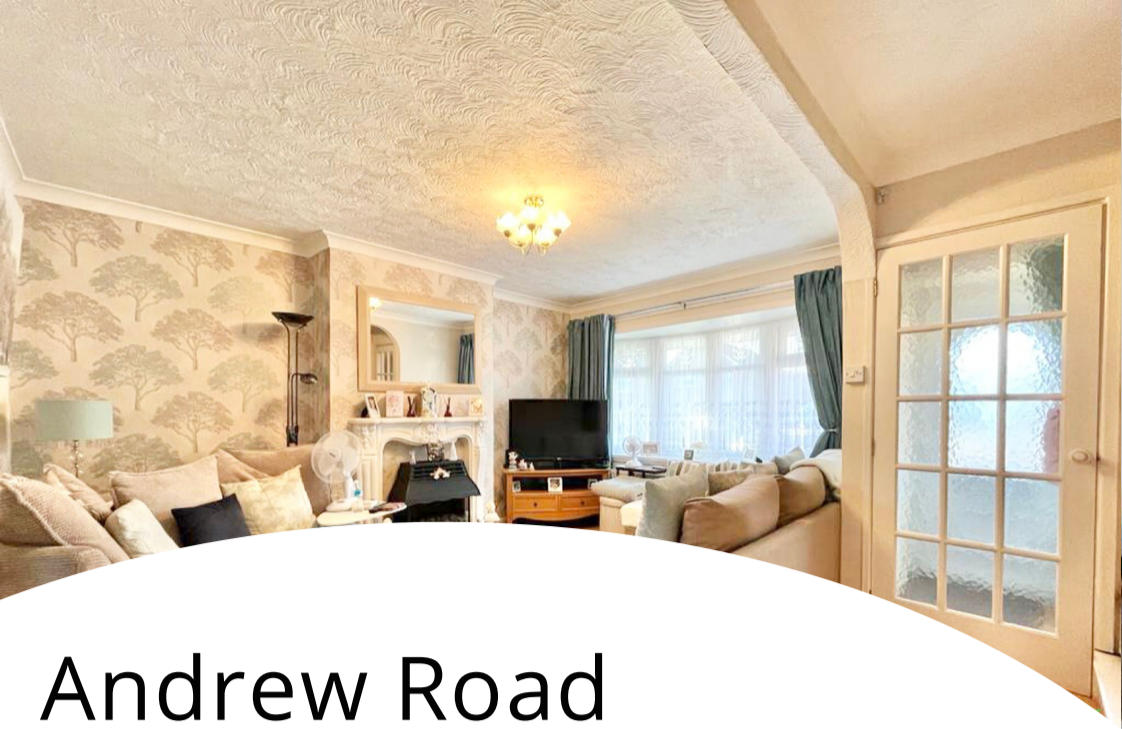


Ground Floor



First Floor





# Andrew Road

West Bromwich, B71 3QG

Situated on the highly sought after Bustleholme Mill Estate, this modern and well presented, 3-bedroom semi-detached house offers desirable living, combined with exceptionally convenient travel links. Internally, this family home comprises of a spacious front lounge and separate dining room with the potential to create open plan living. Along with a fitted kitchen offering a range of wall, base and drawer units plus complimentary work surface over.

To the first floor are three generously sized bedrooms and the family bathroom which benefits from a three piece suite including a Bath, Vanity as well as a walk in shower cubicle. The rear, the garden is well presented and of low maintenance, with a block paved patio area, private lawn, plus detached garage to the rear with vehicle access. Furthermore, the property benefits from double glazing and gas central heating where specified, along with an generously size driveway suitable for 2-3 cars.



## Entrance Porch

3' 10" x 3' 03" (1.17m x 0.99m) Having a double glazed door unit to front elevation, laminate flooring and ceiling light point.

## Lounge

15' 06" into bay x 13' 06" (4.72m x 4.11m) Having a double glazed bay window to front elevation, gas feature fire plus surround, radiator, TV point, ceiling light point and laminate flooring.

## Dining Room

11' 11" x 8' 08" (3.63m x 2.64m) Having double glazed patio doors to rear elevation, radiator, TV point, ceiling light point and laminate flooring.

## Kitchen

11' 03" x 7' 03" (3.43m x 2.21m) Having a double glazed window to rear elevation, a range of wall, base and drawer units with complimentary work surface over, stainless steel sink/drain, tiling to splash prone areas, gas hob and electric oven, plumbing for a washing machine, fridge/freezer, ceiling light point and lino flooring.

## First Floor

### Landing

5' 07" x 6' 0" (1.70m x 1.83m) Having stairs from the entrance hall, a double glazed window to side elevation, ceiling light point, carpet and loft access.

### Bedroom One

13' 11" x 9' 10" (4.24m x 3.00m) Having a double glazed window to front elevation, radiator, TV point, carpet and ceiling light point.

### Bedroom Two

11' 03" x 8' 10" (3.43m x 2.69m) Having a double glazed window to rear elevation, built in wardrobes, radiator, TV point, carpet and ceiling light point.

### Bedroom Three

10' 10" x 6' 0" (3.30m x 1.83m) Having a double glazed window to front elevation, radiator, TV point, carpet and ceiling light point.

### Family Bathroom

Having a double glazed window to rear elevation, bath with mixer taps, walk in shower cubicle, Vanity, separate low level WC, tiling to splash prone areas, extractor fan, heated towel rail, lino flooring and ceiling light point