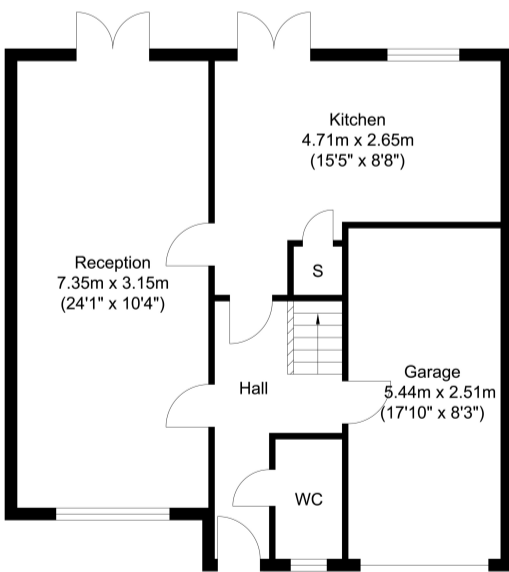
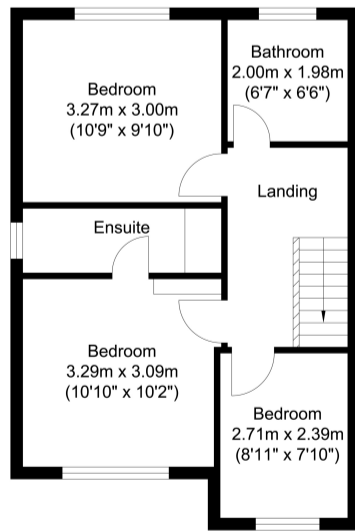




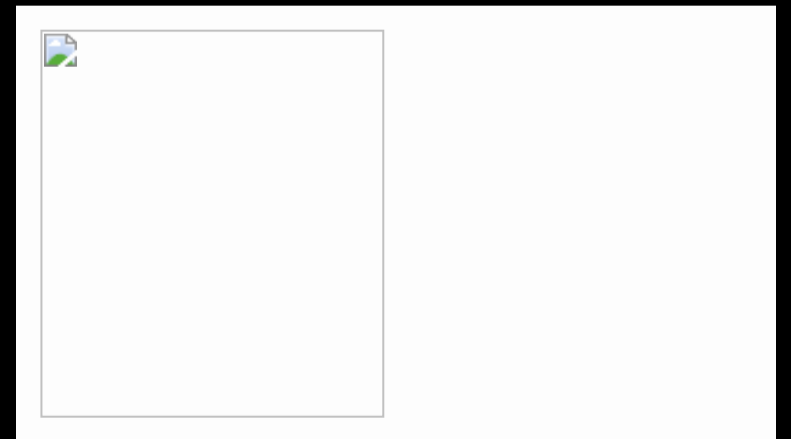
Somerset Road  
West Bromwich  
B71 1HA  
£350,000



Ground Floor



First Floor





# Somerset Road

## West Bromwich, B71 1HA

WK Property, your local award winning agent, are proud to offer this beautifully presented and exceptionally spacious 3-bedroom, detached house, on the highly sought after Somerset 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 drive way to the main porch entrance, which leads you into a spacious hallway. There is laminate flooring running throughout the entrance hall, with doors leading off to both a newly modernised downstairs toilet which includes a sink and low level W/C, and into the beautifully presented family lounge. The Family Lounge has a electric fire place, along with a double glazed french doors to the rear elevation of the property. The modernised kitchen offers plenty of wall, base and drawer units with work surface over, integrated oven, gas hob with extractor fan over.

Onto the first floor With stairs from entrance hall to first floor are 3 spacious bedrooms, the master bedroom benefits from have an en suite which consists of shower cubicle, sink and low level WC. The family bathroom offers a bath with mixer taps and shower over, wash hand basin and low level WC. The rear is a substantial sized and privatised garden with a slabbed patio area. The property further benefits from being double glazed throughout along with gas central heating and CCTV/Fitted alarm system. To truly appreciate the size and what this property has to offer, contact us today to arrange a viewing appointment.



### Ground Floor

#### Entrance Hall

6' 09" x 17' 00" (2.06m x 5.18m) Having door to family lounge, kitchen, downstairs toilet and garage, Laminate flooring, radiator.

#### Downstairs W/C

2' 09" x 5' 00" (0.84m x 1.52m) Having a sink and low level W/C

#### Through Lounge

10' 04" x 24' 01" (3.15m x 7.34m) Having laminate flooring, electric fire, ceiling light point, tv point, decorative surround and double glazed french door to rear elevation.

#### Kitchen

9' 03" x 15' 05" (2.82m x 4.70m) Consists of having a double-glazed french doors to rear elevation, a range of wall, base and drawer units, complimentary work surface over, stainless steel sink and drainer, integrated oven and induction hob with cooker hood over, spotlights, radiator.

#### Garage

#### First Floor

#### Landing

6' 08" x 11' 00" (2.03m x 3.35m) Gives access to 3 bedrooms, loft hatch, airing cupboard space.

#### Bedroom One

9' 06" x 10' 08" (2.90m x 3.25m) Having a double-glazed window to rear elevation, ceiling light point, radiator, TV point and en suite which is equipped with low level W/C, walk in shower and sink.

#### Bedroom Two

10' 01" x 10' 08" (3.07m x 3.25m) Having a double-glazed window to front elevation, ceiling light point, radiator, and TV point.

#### Bedroom Three

7' 10" x 8' 10" (2.39m x 2.69m) Having a double-glazed window to rear elevation, ceiling light point, radiator, and TV point.

#### Family Bathroom

6' 07" x 6' 01" (2.01m x 1.85m) A double-glazed window to front elevation, bath with mixer taps and shower over, wash hand basin, low level WC, extractor fan, tiling to splash prone areas, radiator, sunken spotlights.

#### OUTSIDE

##### Front Garden

Consists of off road parking for 2 cars, gives access to garage.

##### Rear Garden

Consists of spacious rear garden.

