



Essex Avenue  
West Bromwich  
B71 1HZ  
£350,000



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# Essex Avenue

## West Bromwich, B71 1HZ

WK Property west Bromwich are pleased to present this idyllic family home which has been well maintained throughout meaning it's ready to go for the next family who call this home. Opportunity to extend STP. Having major links to bus routes on hand, 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 driveway, entrance porch leading onto hall, through lounge with feature pillow housing electric fire. beautiful large fitted kitchen with centre island and dining area, utility room and downstairs bathroom with free standing bath. First floor landing, family bathroom three great sized bedrooms. Being positioned on a sizeable corner plot also, the house offers a good sized rear garden with summer house at the bottom for those families with toddlers and dogs, or for those who enjoy hosting a BBQ during those Summer nights. VIEW TODAY TO APPRECIATE THE SIZE AND FINISH. COUNCIL TAX BAND A.



### Front Elevation

The property is approached via a pathway with lawned garden with off road parking to the side.

### Entrance Porch

Having double glazed patio doors and further door leading onto

### Entrance Hall

Having gas central heating radiator, stairs rising to first floor and doors leading onto

### Lounge

12' 5" x 20' 11" (3.78m x 6.38m) Well present with double glazed window to front elevation, double glazed doors to rear elevation, gas central heating radiator, laminate flooring, feature central column with built in electric fire and spot lighting to ceiling.

### Dining area

8' 2" encorp recess x 13' 0" into recess (2.49m x 3.96m) Light and airy with double glazed window to rear elevation, double glazed door to rear elevation, gas central heating radiator, tiled flooring, spot lighting to ceiling, opening into kitchen.

### Kitchen

14' 6" into window x 14' 11" into storage cupboard(4.42m x 4.55m) Stunning Kitchen having double glazed window to front elevation, UPVC door to front elevation, gas central heating radiator. A range of wall and base units with solid oak work tops over. Central island housing gas hob with extractor fan over, double electric oven, intergrated dish washer, space for domestic appliances, free standing display cabinet with storage, tiled floor, tiling to splash backs and spot lighting to ceiling.

### Utility Room

Having double glazed window to side elevation, gas central heating radiator, gas central heating boiler, spot lighting to ceiling, work surfaces, plumbing for washing machine and tiled flooring.

### Downstairs Bathroomm

Having double glazed window to side elevation, gas central heating radiator. Free standing bath, vanity wash hand basin, low level flushing WC. Partial tiling to walls, tiled floor and spot lighting to ceiling.

### FIRST FLOOR ACCOMMODATION

Landing has double glazed window to front elevation, loft access, airing cupboard and doors leading onto

### Bedroom One

10' 9" encorp recess x 12' 7" (3.28m x 3.84m) Having double glazed window to rear elevation, gas central heating radiator and inset wardrobe area.

### Bedroom Two

8' 7" x 12' 7" into recess(2.62m x 3.84m) Having double glazed window to front elevation and gas central heating radiator.

### Bedroom Three

Having double glazed window to rear elevation, gas central heating radiator and laminate flooring.

### Bathroom

Having double glazed window to side elevation, heated towel rail. Shower cubicle, Vanity wash hand basin, low level flushing WC, full tiling to walls and floor.

### REAR ELEVATION

### Rear Garden

Mature well maintained garden with patio area, lawned garden and selection of shrubs. To the rear of the garden is a fantastic sized summer house which has wooden interior laminate flooring and electric radiator.

