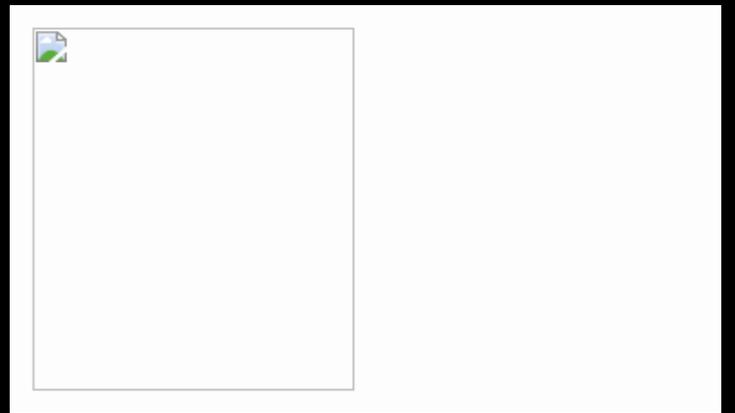




Hargate Lane
 WEST BROMWICH
 B71 1PH
 £1,250 pcm



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Hargate Lane

WEST BROMWICH, B71 1PH

WK Estate Agents located in West Bromwich are pleased to offer for rent this traditional detached house located in Hargate Lane. Having transport links, approximately 1 mile from junction one of the M5 and being close to Sandwell Hospital & Hargate primary school. This property briefly comprises of an open entrance porch, a hall way, a lounge and kitchen/dining room, conservatory and a washroom and a low maintenance rear garden. The first floor comprises of three bedrooms and a family bathroom. Viewing advised, EPC (E).



Ground Floor

Entrance Hall

Having a double glazed door and a double glazed window to the front elevation, having an under stairs storage cupboard, a central heated radiator and doors leading to:

Lounge

3.78m x 3.18m (12' 5" x 10' 5") Having a double glazed bay window to the front elevation, double glazed patio doors leading into the dining room, a central heated radiator and laminated flooring

Kitchen/diner

11' 8" x 15' 0" max measurements I shaped room. Having a double glazed door to the conservatory, double glazed window to conservatory and gas central heating radiator. The kitchen area comprises of a mix of wall and base units with work surfaces, a sink and drainer 1 bowl with tiling to splash back prone areas, electric oven with gas hob and cooker hood over and Plumbing for washing machine.

Conservatory

7' 2" x 9' 1" max measurements encorp recess (2.18m x 2.77m) UPVC Construction, with double glazed french doors to rear elevation, double glazed window to rear elevation and further door leading onto

Shower Room

Having a double glazed frosted window to the rear and side elevation, a wash hand basin with tiling to splash back prone areas, a low level W.C and a shower cubicle

Rear Garden

Having a slabbed patio area and a low maintenance lawn area with fence borders and access to front elevation.

First Floor

Landing

Having stairs leading up from the hall way, a double glazed window to the side elevation and doors leading to:

Bedroom 1

3.91m x 3.05m (12' 10" x 10') Having a double glazed window to the front elevation, with carpet flooring and a central heated radiator

Bedroom 2

3.43m x 3.18m (11' 3" x 10' 5") Having a double glazed window to the rear elevation, and a central heated radiator

Bedroom 3

1.80m x 2.26m (5' 11" x 7' 5") Having a double glazed window to the front elevation, a central headed radiator and cupboard storing the boiler

Bathroom

having a double glazed frosted window to the rear elevation, a bath and over head shower, a wash hand basin with tiling to splash back prone areas, a low level W.C and a central heated radiator