



Stoney Lane
West Bromwich
B71 4ER
£275,000



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You approach the property via the block paved driveway; first entering into the spacious entrance hall, with doors leading to the front reception room with bay window & gas feature fire as well as second reception room to the rear, used as the lounge, benefitting from patio doors opening out into the rear garden. The kitchen offers plenty of wall, base, and drawer units with complimentary work surface over, a gas hob/oven and plumbing for both a washing machine & dishwasher. Furthermore, accessible from the kitchen is the downstairs WC & Garage.

With stairs from entrance hall to the first floor, there are three spacious bedrooms, with the master benefitting from a bay window and both bedrooms 2/3 having fitted wardrobes. The family bathroom offers a walk-in shower cubicle, wash hand basin and low level flush WC with tiling to splash prone areas.

The rear is a substantially sized garden with block paved patio area and raised lawn, privatised with timber fence surround plus trees and shrubs. The property further benefits from double glazing and gas central heating where specified, off road parking and a garage with Up & Over doors. To truly appreciate the size and potential this property has to offer, give us a call today to arrange a viewing.



Entrance Porch

2' 02" x 8' 0" (0.66m x 2.44m) Double glazed windows and door unit to front elevation, wall light and tiled flooring.

Entrance Hall

14' 03" x 5' 09" (4.34m x 1.75m) Having double to front elevation, under stairs storage cupboard, carpet, radiator, ceiling light point, telephone point and doors leading to:

Lounge

14' 05" into bay x 12' 02" into recess (4.39m x 3.71m) Having double glazed bay window to front elevation, gas feature fire with surround, radiator, ceiling light point, telephone point, TV point and carpet.

Second Reception Room

11' 10" x 11' 0" (3.61m x 3.35m) Having double glazed patio doors to rear elevation, radiator, ceiling light point, TV point and carpet.

