



Crockford Road  
West Bromwich  
B71 2ES  
£205,000



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# Crockford Road

West Bromwich, B71 2ES

WK Property are delighted to offer for sale, with no upwards chain, this terraced house located on the highly sought after Crockford Road, West Bromwich. This property briefly comprises of; three bedrooms, a lounge, a dining room, a fitted kitchen and a family bathroom. Also accommodating a garden to the rear and off road parking to the front. Benefitting from double glazing and central heating throughout. A VIEWING IS HIGHLY RECOMMENDED!

As you enter the property from the front you are greeted by the family lounge which is equipped with a double glazed window to front elevation, central light point with the door leading into dining room. The family lounge consists of a double glazed window to the rear elevation of the property and further benefits from having a fire place, laminate flooring and door leading into the kitchen. The Kitchen offers a variety of wall and base units, plumbing for dishwasher/washing machine and gas cooker connections. The family bathroom located upstairs is equipped with a double glazed privacy window to the rear elevation of the property, bath with mixer taps, wash hand basin and low level W/C. Onto the first floor with stairs from the entrance hall are the three bedrooms, two of which have space for double beds and the third having space for a single bed with additional furniture.



To appreciate what this property has to offer a viewing is highly recommended.



## Ground Floor

### Entrance Hall

Having a central heating radiator and door to:

### Lounge

10' 11" x 11' 10" (3.33m x 3.61m) With a double glazed bay window to the front elevation, television point and central heating radiator.

### Dining Room

8' 06" x 10' 10" (2.59m x 3.30m) Double glazed window to the rear elevation, fire place, central heating radiator and door to:

### Kitchen

5' 05" x 7' 05" (1.65m x 2.26m) Accommodating a window, door to the rear garden, a mix of wall, base and drawer units with complimentary work surfaces over, a sink with drainer, pantry store cupboard, central heating boiler and central heating radiator.

## First Floor

### Landing

Having loft access and doors off to:

### Bedroom One

9' 09" x 10' 10" (2.97m x 3.30m) Having a double glazed window to the front elevation and a central heating radiator.

### Bedroom Two

9' 09" x 11' 00" (2.97m x 3.35m) Double glazed window to the rear elevation and a central heating radiator.

### Bedroom Three

7' 02" x 7' 03" (2.18m x 2.21m) Double glazed window to the front elevation and a central heating radiator.

### Bathroom

6' 00" x 7' 03" (1.83m x 2.21m) Comprising of a double glazed window to the rear elevation, a bath with shower over, wash hand basin, low level flush wc, tiling to splash prone areas and a central heating radiator.

## Outside

### Front Garden

With a block paved driveway providing off road parking and an archway and gate leading to the rear garden.

### Rear Garden

Having a large paved patio area with wooden fence surround, a paved path leading to a further lawned area.