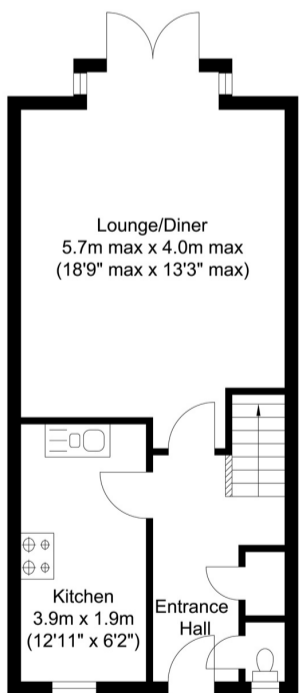
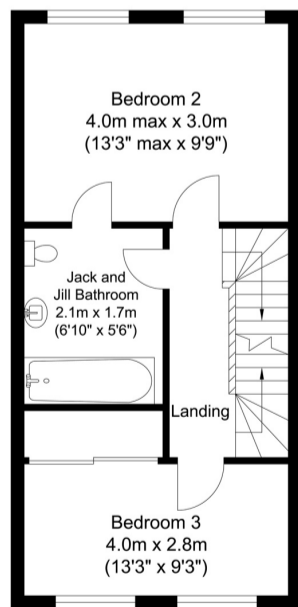




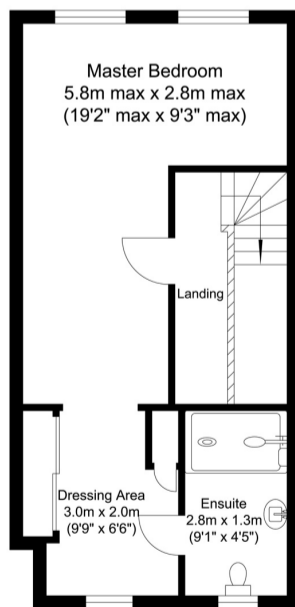
Kyngston Road
West Bromwich
B71 4DX
£325,000



Ground Floor



First Floor



Second Floor



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Kyngston Road

West Bromwich, B71 4DX

WK Property are excited to offer a wonderful modern 3 story property located on the popular Churchfields estate. The property briefly comprises of Kitchen, Lounge/Diner and Guest Cloakroom to the ground floor, To the first floor the property has two bedrooms and a bathroom and finally to the second floor there is spacious master suite incorporating a dressing area and en-suite. To the front of the property is a small garden area, to the rear of the property is a large garden and two allocated parking spaces. Viewing is advised to appreciate the quality of this property.



Ground Floor

Entrance Hall

5' 09" x 12' 06" (1.75m x 3.81m) Accessed via a Double Glazed UPVC door to the front elevation and having radiator, stairs off to first floor landing and doors to ground floor accommodation.

Cloakroom

2' 10" x 4' 05" (0.86m x 1.35m) Comprising of a low level W.C, pedestal wash hand basin, tiling to splash prone areas and wall mounted radiator.

Kitchen

12' 11" x 6' 2" (3.94m x 1.88m) Having Double glazed window to the front elevation and fitted with a range of wall, drawer and base units with complimentary work surfaces over, inset stainless steel sink with drainer, integrated electric oven with gas hob and extractor over. Plumbing for washing machine and space for other appliances. There are led lights to the kick panels under the units and the tiled floor is heated from the underside.

Lounge/Diner

13' 02" x 15' 03" (4.01m x 4.65m) Having Double glazed patio doors to the rear elevation giving access to conservatory and the rear garden, wall mounted central heating radiator under stairs storage cupboard and T.V and Telephone sockets.

Conservatory

9' 05" x 13' 02" (2.87m x 4.01m) UPVC construction with 'French' style doors to rear garden and patio. Wood flooring, TV point and electrical closing blinds on sunroof.

First Floor

First Floor Landing

Having wall mounted radiator, stairs from ground floor, stairs rising to second floor and doors radiating off to all rooms.

Bedroom 2

13' 3" x 9' 8" (4.04m x 2.95m) Having double glazed window to the rear elevation, fitted wardrobes, radiator, T.V point and door to bathroom.

Bedroom 3

13' 3" x 9' (4.04m x 2.74m) Having double glazed window to the front elevation and wall mounted central heating radiator.

Bathroom

Having double glazed window to the side elevation and comprising of panel bath with mixer tap and shower over, pedestal wash hand basin, low level W.C Heated Towel Rail, extractor fan and partial tiling.

Second Floor

Master Bedroom

28' 5" x 13' 3" (8.66m x 4.04m) This first floor suite with dressing area and ensuite has double glazed velux style windows to the rear elevation, radiator, fitted wardrobes to the dressing area, cupboard housing the water pressure tank and door to ensuite

En Suite

Having double glazed window to the rear elevation, double shower cubicle, wash hand basin, low level W.C, heated towel rail and being fully tiled.

Outside

Front Garden

To the front of the property there is a small gravelled garden area, step up to the front door and pathway to the side giving access to the rear garden.

Rear Garden

To the rear of the property is a good sized rear garden with paved patio area, lawn area beyond and bark chipping borders.