



Stanhurst Way  
West Bromwich  
B71 3QS  
£265,000



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# Stanhurst Way

## West Bromwich, B71 3QS

WK Estate agents located in West Bromwich are pleased to present this beautifully decorated three bed semi detached property. Occupying a choice position, on the sought after Bustleholme Mill Estate, this attractive and deceptively spacious 3-bedroom, semi-detached house offers desirable living, combined with exceptionally convenient travel links. Having apple off road parking, large kitchen diner with archway leading into a light and airy lounge. Three good sized bedrooms and a fantastic bathroom. To the rear is a stunning garden with a lovely little well designed planted garden and a garage. This is one not to be missed so call today to arrange your viewing. EPC RATING C. COUNCIL TAX BAND C.



### FRONT ELEVATION

The property is approached via a large block paved driveway leading upto

### Entrance porch

Having double glazed windows to front and side elevation, tiled floor and further door leading onto

### Entrance hall

Having laminate flooring, stairs rising to first floor, gas central heating radiator, two storage cupboards on of which houses the central heating boiler and door leading onto

### Kitchen

7' 8" x 18' 0" into units (2.34m x 5.49m) Beautiful modern fitted kitchen with a range of wall and base units with work surfaces over. Partial tiling to splash prone areas and sink with drainer. Electric oven with electric hob and cooker hood over. Spot lighting to ceiling, laminate flooring, double glazed window to rear elevation, double glazed patio door to rear elevation and gas central heating radiator.

### Lounge

13' 5" x 12' 7" into recess (4.09m x 3.84m) Accessed via an archway off the kitchen giving an open plan feel having double glazed window to front elevation, gas central heating radiator. Fire place housing gas fire with marble effect back and halve, dado rail and coving to ceiling.

### FIRST FLOOR ACCOMMODATION

### Landing

having double glazed window to side elevation, loft access and doors leading onto

### Bedroom one

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

### Bedroom two

10' 1" x 10' 4" (3.07m x 3.15m) Having double glazed window to front elevation, gas central heating radiator and fitted wardrobes.

### Bedroom three

7' 3" x 8' 0" into wardrobes (2.21m x 2.44m) Currently a dressing room having double glazed window to front elevation, gas central heating radiator and built in wardrobes which can easily be removed.

### Bathroom

Having glass shower cubicle with an electric shower, vanity wash hand basin, low level flushing WC. full tiling to walls and floor. Spot lighting to ceiling, heated towel rail and double glazed window to rear elevation.

### REAR ELEVATION

### Garden

Beautifully presented with paved patio area with lawned garden. Pathway leading to a pretty shrubbery area. To the side is a garage and access to the front of the property.

