



Bromfield Crescent  
Wednesbury  
WS10 0TS  
£250,000



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# Bromfield Crescent

Wednesbury, WS10 0TS

A beautifully presented 3-bedroom, semi-detached house with generously proportioned accommodation throughout. This outstanding property is modernised and very well presented; having been improved on by the current sellers over the years to the highest standards.

Internally, this excellent family home offers open plan living, with a spacious front lounge, as well as a separate sitting/dining room to the rear, with French doors opening out into the garden. The breakfast kitchen is modern and well equipped throughout, including an integrated dishwasher, induction hob & electric oven. The downstairs further benefits from a Utility Room, plus Cloakroom with a Vanity and low level WC.

To the first floor are three double bedrooms, with the master bedroom benefitting from fitted wardrobes throughout. Along with a spacious family bathroom with under floor heating, offering a Jacuzzi bath, a separate walk-in shower cubicle, low level WC and wash hand basin.

To the rear, the garden is beautifully presented and of a considerable size, being secluded and not over looked, with a block paved patio area, plus low maintenance lawn. Furthermore, the property comprises from double glazing and gas central heating throughout. This is not one to be missed, so call our office today to arrange your early viewing appointment!



## Entrance Porch

4' 07" x 9' 06" (1.40m x 2.90m) Having a double glazed door unit and windows to the front elevation, ceiling light point and tiled flooring.

## Entrance Hall

9' 09" x 6' 08" (2.97m x 2.03m) Having a double glazed door unit and windows to the front elevation, stairs to the first floor, radiator, ceiling light point, tiled flooring, telephone point and doors leading to:

## Cloakroom/WC

Having a double glazed window to side elevation, low level WC, Vanity, tiling to splash prone areas, radiator, tiled flooring and ceiling light point.

## Lounge

20' 08" x 11' 0" (6.30m x 3.35m) Having a double glazed bay window to front elevation, gas feature fire place plus decorative surround, tiled flooring, ceiling light points, radiator, Telephone point and TV point.

## Dining Room

13' 04" x 18' 08" (4.06m x 5.69m) Having double glazed French doors to rear elevation and double glazed windows to the side and rear elevation, radiator, laminate flooring, and sunken spotlights

## Kitchen

17' 0" x 9' 08" (5.18m x 2.95m) Consists of having a double-glazed window to the rear elevation and a double glazed door to the rear garden, a range of wall, base and drawer units, complimentary work surface over, Asterite sink and drainer, electric oven and induction hob with cooker hood over, integrated dish washer plus washing machine, tiling to splash prone areas, sunken spotlights, radiator, and laminate flooring.

## Utility Room

9' 11" x 4' 10" (3.02m x 1.47m) Having a double-glazed window to the rear elevation, a range of wall and base units, complimentary work surface over, tiling to splash prone areas, laminate flooring, and a ceiling light point.

## First Floor

### Bedroom One

10' 05" x 10' 11" (3.17m x 3.33m) Having a double-glazed window to the rear elevation, fitted wardrobes, ceiling light point, carpet, radiator, and TV point.

### Bedroom Two

9' 0" x 10' 11" (2.74m x 3.33m) Having a double-glazed window to the front elevation, ceiling light point, lino flooring, TV point and radiator.

### Bedroom Three

8' 04" x 10' 0" (2.54m x 3.05m) Having a double-glazed window to the rear elevation, ceiling light point, carpet, TV point, and radiator.

## Bathroom

Having a double-glazed window to the side elevation, Jacuzzi bath with mixer taps plus shower over, separate walk in shower cubicle, wash hand basin, low level WC, tiling to splash prone areas, under floor heating, heated towel rail, extractor fan, sunken spotlights, and tiled flooring.

