



Cygnets Road
West Bromwich
B70 9RH
£220,000



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Cygnnet Road

West Bromwich, B70 9RH

WK are pleased to present this must see three bedroom semi detached property in a sought after area in West Bromwich, viewing is essential to appreciate the size of this wonderful property. Ideal for first time buyers, professional couples, families or investor landlords as a great rental opportunity. Benefitting from being close to great local schools, local amenities and local transport links.

This property comprises of hallway, lounge, kitchen/Diner, three bedrooms, downstairs bathroom, enclosed rear garden and front driveway for two cars. Also benefitting from gas central heating and double glazing throughout. COUNCIL TAX BAND C, EPC RATING C.



FRONT ELEVATION

The property is approached via gates leading onto driveway big enough for two cars. Small steps leading to front door.

Entrance hall

Stairs rising to first floor accommodation, gas central heating radiator and door leading into

Lounge

11' 6" max into recess x 14' 5" (3.51m x 4.39m) Having double glazed bay window to front elevation, gas central heating radiator, feature fireplace with marble effect back and hearth, dado rail, coving to ceiling wall light points and frosted glass french doors leading into kitchen/diner.

Kitchen/Diner

20' 1" x 9' 4" max measurements (6.12m x 2.84m) Good sized kitchen/diner housing a range of wall and base units with work surfaces over. Partial tiling to splash backs, Sink drainer, space for domestic appliances, cooker hood, plumbing for washing washing. Double glazed window and door to rear elevation, gas central heating radiator and door leading into

Downstairs bathroom

Having shower cubicle with electric shower, low level flushing WC, vanity wash hand basin, partial tiling to wall, double glazed window to rear elevation and gas central heating radiator.

FIRST FLOOR ACCOMMODATION

Landing

Double glazed window to side elevation and doors leading into

Bedroom one

11' 4" max into bay x 10' 5" max encorporating recess (3.45m x 3.17m) Double glazed bay window to front elevation and gas central heating radiator.

Bedroom two

Having loft access, double glazed window to rear elevation and gas central heating radiator.

Bedroom three

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

REAR ELEVATION

Garden

Paved patio with lawned garden and selection of shrubs. Pathway leading down to garden shed. Access to the front of the property via gate way.