



Hollyhedge Road
West Bromwich
B71 3AA
£495,000



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WK Property are proud to offer for sale this beautifully presented four bedroom detached house of distinction. This property briefly comprises of having four spacious and modernised bedrooms, with the master bedroom further benefitting from having french doors leading out to a balcony which overlooks the beautiful views the property has to offer along with an ensuite equipped with shower cubicle, low level W/C and wash hand basin. The through lounge offers a spacious open plan living and dining area with double glazed french doors to the rear elevation of the property and further benefits from having a central island, underfloor heating and spotlights throughout. The kitchen offers a variety of wall and base units with work surface space over, intergrated oven, hob with extractor hood over, plumbing for washing machine/dishwasher and intergrated fridge/freezer. The property further benefits from having off road parking, a garage and second flight of stairs leading into the loft which has the potential to be converted into two additional rooms. The property further benefits from having double glazing and central heating throughout. To appreciate what the property has to offer please call us on [0121 588 5666](tel:01215885666) to arrange a viewing!



Ground Floor

Entrance Hall

13' 01" x 14' 07" (3.99m x 4.45m) Is equipped with wooden flooring throughout, doors leading off to downstairs W/C, front reception room, garage and open plan living space, gives access to stairs leading to first floor and ceiling light point.

Downstairs W/C

2' 08" x 5' 03" (0.81m x 1.60m) Newly modernised W/C which offers tiling throughout, ceiling light point, double glazed privacy window to the side elevation of the property, wash hand basin and low level W/C.

Garage

8' 08" x 10' 11" (2.64m x 3.33m) Equipped with electric shutter door at the front elevation of the property, central heating boiler and ceiling light point.

Open Plan Living/dining area

29' 09" x 43' 09" (9.07m x 13.34m) Modernised Open plan living offers, front reception room which is equipped with a double glazed bay window to the front elevation of the property, ceiling light point and fireplace mantle piece. The open plan is equipped with a newly fitted kitchen and central island, underfloor heating, intergrated ceiling spotlights, skylight and double glazed patio doors leading into the rear garden of the property.

Second Kitchen

Offers a variety of wall and base units, intergrated gas hob with extractor hood over, double glazed patio door to the side elevation of the property, plumbing for washing machine and ceiling light point.

First Floor

Landing

16' 04" x 18' 04" (4.98m x 5.59m) With stairs leading from the entrance hall which gives access to four bedrooms and upstairs family bathroom double glazed window to front elevation of the property, laminate flooring and separate flight of stairs leading to the loft of the property which is boarded and insulated. This has potential to be converted into an additional two bedrooms.

Bedroom One

9' 07" x 15' 08" (2.92m x 4.78m) Is equipped with double glazed french doors leading onto a Juliet balcony, ceiling light point, central heating radiator and door leading into the modernised en suite. The ensuite is equipped with walk in shower unit, low level w/c, wash hand basin and heated towel rail.

Bedroom Two

12' 02" x 15' 07" (3.71m x 4.75m) Equipped with fitted wardrobes, double glazed window to the rear elevation of the property, intergrated spotlights, central heating radiator and carpet flooring.

Bedroom Three

13' 07" x 13' 10" (4.14m x 4.22m) Equipped with free standing wardrobes, carpet flooring, central heating radiator, ceiling light point and double window to the front elevation of the property.

Bedroom Four

8' 03" x 8' 09" (2.51m x 2.67m) Currently used as study space, is equipped with double glazed window to the front elevation of the property, central heating radiator and ceiling light point.

Family Bathroom

7' 01" x 9' 06" (2.16m x 2.90m) Offer tiling throughout, double glazed privacy window to the rear elevation of the property, extractor fan, jacuzzi bath with shower over along with separate shower cubicle, wash hand basin and low level w/c.

Outside

Rear Garden

Spacious rear garden which offers patio and lawn area, separate decking area and wooden shed at the rear. The garden further benefits from having side access leading to the front drive.

Front Drive

Offer Parking for 2 - 3 cars