



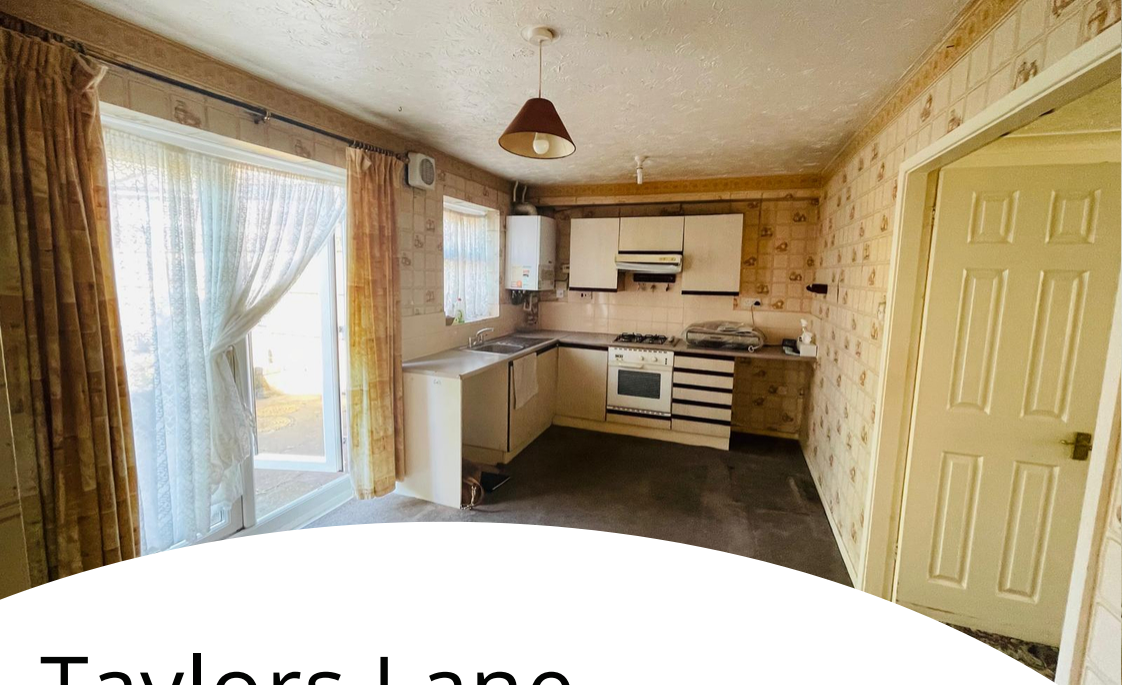
Taylor's Lane  
West Bromwich  
B71 4AL  
£235,000



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# Taylors Lane

## West Bromwich, B71 4AL

WK are pleased to present this three bedroom end terrace which will make a fantastic investment. The property is situated within walking distance to West Bromwich town centre, New Square shopping centre and Sandwell hospital. Local transport networks and motorway links are on the doorstep. Benefitting from large lounge, kitchen/diner downstairs shower room. To the first floor are three good sized bedrooms and family bathroom. There is a large rear garden and garage. This property will not be on the market long so call today and arrange a viewing. COUNCIL TAX BAND C.



### Front elevation

The property is approached via gates leading onto pathway to front door. Gated entrance giving access to garage and off road parking.

### GROUND FLOOR ACCOMMODATION

#### Entrance hall

Having UPVC front door, stairs rising to first floor accommodation, storage cupboard and door leading onto lounge.

#### Lounge

11' 1" max into and incorporating recess x 15' 7" max incorporating bay(3.38m x 4.75m) Having wall mounted gas fire, wall light points, double glazed window to front elevation and gas central heating radiator.

#### Kitchen/diner

9' 2" x 14' 4" (2.79m x 4.37m) 14' 4" x 9' 2" (4.37m x 2.79m) A range of wall and base units with work surfaces over, Electric oven with gas hob, gas central heating boiler. Partial tiling to splash backs. Space for domestic appliances, door leading to downstairs shower room, double glazed window to rear elevation and gas central heating radiator.

#### Downstairs shower room

7' 7" x 8' 9" (2.31m x 2.67m) 8' 9" x 7' 7" (2.67m x 2.31m) Having walk in shower area with electric shower, low level flushing WC, wash hand basin, access to the garage and access to rear garden through double glazed door.

### FIRST FLOOR ACCOMMODATION

#### Landing

Having loft access, storage cupboard and doors leading to bedrooms and bathroom.

#### Bedroom one

8' 7" x 11' 9" (2.62m x 3.58m) 8' 7" x 11' 9" (2.62m x 3.58m) Benefitting from built in wardrobe, double glazed window to front

#### Bedroom two

7' 7" x 11' 0" (2.31m x 3.35m) 11' 0" x 7' 7" (3.35m x 2.31m) Having built in wardrobes, double glazed window to rear elevation and gas central heating radiator.

#### Bedroom three

6' 6" x 7' 10" (1.98m x 2.39m) 6' 6" x 7' 10" (1.98m x 2.39m) Having double glazed window to front elevation and gas central heating radiator.

#### Bathroom

Housing bath with shower over, wash hand basin, low level flushing WC. Full tiling to walls. Double glazed window to rear elevation and gas central heating radiator.

### REAR ELEVATION

#### Garden

Lovely garden area with paved patio, lawned garden and garden shed.