



Hartland Road  
West Bromwich  
B71 3DF  
£265,000



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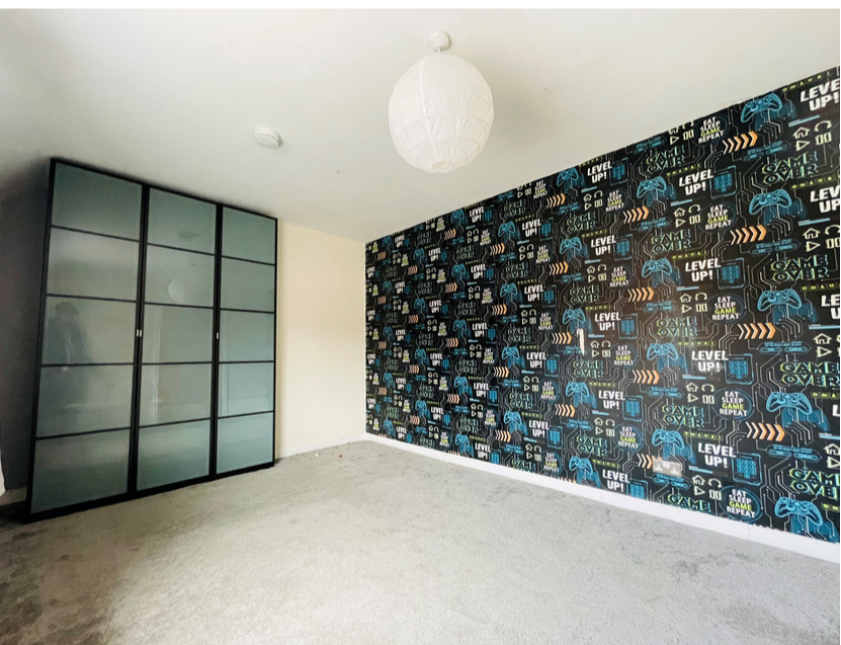
# Hartland Road

West Bromwich, B71 3DF

WK Property, are proud to offer this beautifully presented and exceptionally spacious 4-bedroom, terraced house, on the highly sought after Hartland Road. This property includes, exceptionally large driveway, spacious and modernised kitchen and dining along with modernised interior throughout. To appreciate what this property has to offer, a viewing is highly recommended.

You approach the property via a drive way to the main porch entrance, which leads you into the beautifully presented family through lounge. The Family Lounge has an electric fire place, along with double glazed bay window to the front elevation of the property. The kitchen offers plenty of wall, base and drawer units with work surface over, integrated oven, gas hob with extractor fan over along with an integrated Fridge/Freezer. The kitchen further benefits from having a spacious dining area which gives access to the double glazed french doors to the rear elevation of the property.

Onto the first floor With stairs from entrance hall to first floor are 2 spacious bedrooms. The family bathroom offers a walk in shower, wash hand basin and low level WC. The second floor which has stairs from the landing gives access to the final 2 bedrooms of the property. The rear is a substantial sized garden with a slabbed patio and lawn area and additional outbuilding equipped with wooden flooring and fitted electrics. The property further benefits from being double glazed throughout along with gas central heating. To truly appreciate the size and what this property has to offer, contact us today to arrange a viewing appointment.



## Ground Floor

### Lounge

12' 11" x 14' 06" (3.94m x 4.42m) laminate flooring, electric fire, ceiling light point, tv point, decorative surround and double glazed bay window to front elevation.

### Open Plan Kitchen

11' 09" x 15' 02" (3.58m x 4.62m) Consists of having double-glazed french doors to rear elevation, a range of wall, base and drawer units, complimentary work surface over, stainless steel sink and drainer, integrated oven and induction hob with cooker hood over, spotlights, radiator, integrated fridge/freezer.

### D/S W/C

3' 02" x 5' 01" (0.97m x 1.55m) Having a sink and low level W/C

### Utility Room

4' 00" x 5' 01" (1.22m x 1.55m) Consist of wall and base units, plumbing for dishwasher and washing machine

## First Floor

### Landing

Stairs from the entrance hall gives access to 2 double bedrooms and family bathroom.

### Bedroom One

11' 00" x 11' 04" (3.35m x 3.45m) Having a double-glazed window to front elevation, ceiling light point, radiator, and TV point.

### Bedroom Two

9' 11" x 12' 02" (3.02m x 3.71m) Having a double-glazed window to rear elevation, ceiling light point, radiator, and TV point.

### Family Bathroom

7' 10" x 8' 10" (2.39m x 2.69m) A double-glazed window to rear elevation, walk in shower cubicle, wash hand basin, low level WC, extractor fan, tiling to splash prone areas, radiator, sunken spotlights.

## Second Floor

### Bedroom Three

6' 09" x 8' 04" (2.06m x 2.54m) Having a double-glazed window to rear elevation, ceiling light point, radiator, and TV point.

### Bedroom Four

11' 04" x 14' 08" (3.45m x 4.47m) Having a double-glazed window to rear elevation, ceiling light point, radiator, and TV point.

## Outside

### Rear Garden

Consists of patio and lawn area and access to outbuilding

### Outbuilding

Consists of wooden flooring and fitted electrics throughout.