



Cottesmore Close
West Bromwich
B71 3SB
£425,000



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Cottesmore Close

West Bromwich, B71 3SB

A beautifully presented 3-bedroom, detached house with capacious accommodation throughout, as well as being located in one of the most sought after areas of West Bromwich, houses in this location rarely become available. VIEWING ESSENTIAL!!!

One of the principal attractions of the property is the outstanding plot within which it stands, offering huge potential to extend to both the side and rear. As well as being situated in a sought after cul-de-sac location just off Water Lane.

Internally, this excellent family home includes a large entrance hall which leads to the spacious family lounge, with sliding double glazed doors to the rear. As well as a second reception room and utility room to the side which gives access to the front driveway. The generously sized breakfast kitchen is modern and well equipped throughout, including an integrated oven and pull out work surface counters plus The downstairs further benefits from a W/C equipped with wash hand basin and low level WC.

To the first floor are three double bedrooms, with the landing giving access to the balcony at the front elevation. The spacious family bathroom offers a low level WC and wash hand basin as well as a walk in shower cubicle with tiling to splash prone areas.



To the rear, the garden is beautifully presented and of a considerable size, secluded and not overlooked, with a block paved patio and lawn area. Furthermore, this property benefits from a garage suitable for parking a vehicle, plus double glazing and gas central heating throughout. This is not one to be missed!



Ground Floor

Entrance Hall

Gives access to the family lounge, dining room and downstairs W/C which is equipped with a low level W/C and hand wash basin.

Lounge

10' 10" x 18' 04" (3.30m x 5.59m) Having a double glazed window to front and rear elevation, electric fire, carpet flooring, radiator, ceiling light points, TV point and telephone point.

Dining Room

8' 01" x 11' 04" (2.46m x 3.45m) Having double glazed french doors to rear elevation as well as, a radiator, carpet flooring, ceiling light point

Kitchen

7' 10" x 11' 04" (2.39m x 3.45m) Consists of having a double-glazed window to rear elevation and side door to the utility room, a range of wall, base and drawer units, complimentary work surface over, integrated work surface counters which slide out, stainless steel sink and drainer, gas hob and oven with cooker hood over and ceiling spot lights.

Utility Room

Consists of work surface space, Plumbing for washing machine, doors to front driveway and rear garden access.

Frist Floor

Landing

Stairs from the entrance hall, gives access to the three double bedrooms and family bathroom. Balcony access to left hand side.

Bedroom One

10' 10" x 18' 02" (3.30m x 5.54m) Having a double-glazed window to rear elevation, ceiling light point, radiator, and TV point.

Bedroom Two

9' 09" x 11' 02" (2.97m x 3.40m) Having a double-glazed window to rear elevation, carpet flooring, ceiling light point, carpet, TV point and radiator.

Bedroom Three

9' 07" x 10' 05" (2.92m x 3.17m) Having a double-glazed window to rear elevation, carpet flooring, ceiling light point, carpet, TV point and radiator.

Family Bathroom

Having a double glazed window to rear elevation, walk in shower cubicle, wash hand basin, low level WC, extractor vent , ceiling light point and additional storage units.

