



Andrew Road
West Bromwich
B71 3QD
£255,000



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Andrew Road

West Bromwich, B71 3QQ

WK Estate agents located in West Bromwich are pleased to present this well presented three bed semi detached property. Occupying a choice position, on the sought-after Bustleholme Mill Estate, this spacious 3-bedroom, semi-detached house which is perfectly located, combined with exceptionally convenient travel links. Having off road parking, large lounge/diner with french doors leading onto a beautiful garden, modern fitted kitchen with intergrated appliances. Three good sized bedrooms and bathroom with separate WC. To the rear is a garden and a garage. This would make a perfect family home. Call today to arrange your viewing. COUNCIL TAX BAND C.



FRONT ELEVATION

The property is approached via a block paved driveway leading upto

Entrance Porch

Having UPVC front door, double glazed window front and side elevation, tiled floor and further door leading onto

Entrance Hall

Large entrance hall having storage cupboard, stairs rising to first floor, coving to ceiling, gas central heating radiator and doors leading onto

Lounge/Diner

11' 4" into recess x 23' 6" encorp bay (3.45m x 7.16m) Fantastic size having double glazed bay window to front elevation, double glazed patio doors to rear elevation. Two gas central heating radiators, fire place housing gas fire with marble effect back and halve and coving to ceiling.

Kitchen

7' 2" into cupboards x 11' 1" (2.18m x 3.38m) Modern fitted kitchen with a range of wall and base units with work surfaces over. Partial tiling to walls and sink with drainer. Intergrated Fridge/freezer and washer/dryer. Electric oven with gas hob and cooker hood. Tiled floor, double glazed window to rear elevation, double lazed door to rear elevation and gas central heating radiator.

FIRST FLOOR

Landing

Having double glazed window to side elevation, airing cupboard and doors leading onto

Bedroom One

8' 0" to front of wardrobes x 14' 0" into bay (2.44m x 4.27m) Having double glazed window to front elevation, gas central heating radiator and built in wardrobes.

Bedroom Two

9' 11" into wardrobes x 11' 7" (3.02m x 3.53m) Having double glazed window to rear elevation, gas central heating radiator and built in wardrobes.

Bedroom Three

7' 2" x 8' 8" into and encorp recess (2.18m x 2.64m) Currently been used as an office, can easily be transferred back to a bedroom. Having double glazed window to front elevation, gas central heating radiator, and built in wardrobes.

Bathroom

Having double glazed window to rear elevation, gas central heating radiator. Shower cubicle, vanity wash hand basin, full tiling to walls and floor and spot lighting to ceiling.

REAR ELEVATION

Beautiful garden with paved patio and lawned garden. Access to the garage which is situated at the side of the property. There is also access to the front of the property.

WC

Having low level flushing WC, coving to ceiling and double glazed window to side elevation.

