



Hartland Road  
West Bromwich  
B71 3DF  
£200,000



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# Hartland Road

West Bromwich, B71 3DF

Available with NO UPWARD CHAIN! This charming three-bedroom, terraced family briefly compromises; spacious living with three double bedrooms, off road parking and a mature rear garden. As well as being situated in a popular residential location, within walking distance of local amenities, plus exceptionally convenient travel links.

Internally, this excellent family home compromises of a spacious front lounge, fitted kitchen and downstairs bathroom suite. With stairs from the entrance hall to the first floor, there are three double bedrooms. The rear garden is generously sized as well as spacious front driveway suitable for parking 2 cars. Furthermore, the property has double glazing and gas central heating throughout with huge potential for prospective purchasers. To register your interests and arrange an early viewing appointment, call our office today!



## Ground Floor

### Family Lounge

12' 07" x 13' 11" (3.84m x 4.24m) Consists of carpet flooring, double glazed window to the front elevation of the property, radiator, ceiling light point and doors leading off to the kitchen and under stairs storage where the meters are located.

### Kitchen

9' 06" x 10' 04" (2.90m x 3.15m) Offer a variety of wall and base units with work surface space over, plumbing for washing machine/dishwasher, tiled flooring, radiator, ceiling light point and double glazed patio door giving access to the rear extension of the property.

### Family Bathroom

5' 03" x 6' 04" (1.60m x 1.93m) Consists of laminate flooring, bath with shower over, low level w/c, wash hand basin, ceiling light point and double glazed privacy window to the rear elevation of the property.

### Rear Extension

Timber construction gives access to rear garden of the property and is further equipped with carpet flooring.

## First Floor

### Landing

With stairs from the entrance hall gives access to loft hatch and door leading off to three bedrooms.

### Bedroom One

7' 06" x 9' 07" (2.29m x 2.92m) Equipped with carpet flooring, double glazed window to rear elevation of the property, radiator, ceiling light point and TV point.

### Bedroom Two

10' 02" x 12' 09" (3.10m x 3.89m) Consists of having carpet flooring, built in storage cupboard, ceiling light point, double glazed window to rear elevation of the property, radiator and TV point.

### Bedroom Three

10' 10" x 18' 00" (3.30m x 5.49m) Is equipped with a built in storage cupboard, carpet flooring, ceiling light point, double glazed window to front elevation of the property, radiator and TV point.

### Outside

#### Rear Garden

Large rear patio and lawn area and gated side access.

