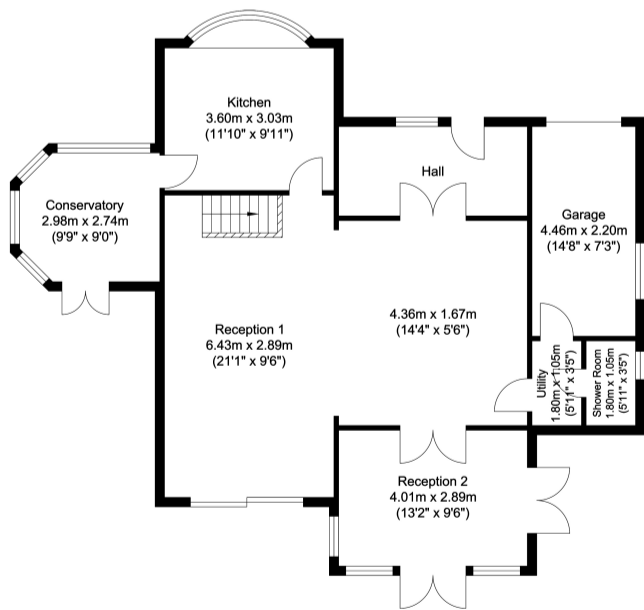
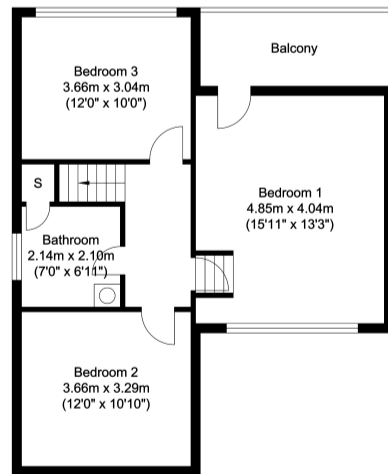




Cottesmore Close
West Bromwich
B71 3SB
£380,000



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																													
Current	Potential	Current	Potential																												
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions																													
<table border="1"> <tr><td>(92 to 100)</td><td>A</td></tr> <tr><td>(81 to 91)</td><td>B</td></tr> <tr><td>(69 to 80)</td><td>C</td></tr> <tr><td>(55 to 68)</td><td>D</td></tr> <tr><td>(39 to 54)</td><td>E</td></tr> <tr><td>(21 to 38)</td><td>F</td></tr> <tr><td>(1 to 20)</td><td>G</td></tr> </table>		(92 to 100)	A	(81 to 91)	B	(69 to 80)	C	(55 to 68)	D	(39 to 54)	E	(21 to 38)	F	(1 to 20)	G	<table border="1"> <tr><td>(92 to 100)</td><td>A</td></tr> <tr><td>(81 to 91)</td><td>B</td></tr> <tr><td>(69 to 80)</td><td>C</td></tr> <tr><td>(55 to 68)</td><td>D</td></tr> <tr><td>(39 to 54)</td><td>E</td></tr> <tr><td>(21 to 38)</td><td>F</td></tr> <tr><td>(1 to 20)</td><td>G</td></tr> </table>		(92 to 100)	A	(81 to 91)	B	(69 to 80)	C	(55 to 68)	D	(39 to 54)	E	(21 to 38)	F	(1 to 20)	G
(92 to 100)	A																														
(81 to 91)	B																														
(69 to 80)	C																														
(55 to 68)	D																														
(39 to 54)	E																														
(21 to 38)	F																														
(1 to 20)	G																														
(92 to 100)	A																														
(81 to 91)	B																														
(69 to 80)	C																														
(55 to 68)	D																														
(39 to 54)	E																														
(21 to 38)	F																														
(1 to 20)	G																														
	77	71	40																												
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions																													
England, Wales & N.Ireland EU Directive 2002/91/EC		England, Wales & N.Ireland EU Directive 2002/91/EC																													



Cottesmore Close

West Bromwich, B71 3SB

On entering the property you walk through to the elegant entrance hall with doors opening up into the stunning lounge which is exceptionally bright with by folding doors giving access into the rear garden. The dining room is also bright and offers a space for the family to come together on the evenings. The kitchen is sleek and modern and offers ample storage space with fitted appliances. There is a conservatory which can be used to extend those family gatherings. The utility room has ample storage and appliances with access to the down stairs WC and shower room. On the first floor with stairs leading from lounge to landing there are three double bedrooms with largest room offering a balcony and family bathroom with bath with shower over and separate shower cubical for those 'get up and go' mornings. The rear garden is perfect for those summer evenings with slabbed areas surrounded with flowers, shrubs and trees. The garage offers extra storage space and the front offering lawn and driveway to accommodate your multi vehicle family.

If you are unfamiliar with the area the property is within easy reach of motor way links such as junction 1 and junction 7 with plenty of access to local towns, shops and amenities as well as local transport.



Please contact us to arrange a viewing as you do not want to miss out!



Ground Floor

Entrance Hall

1.335m x 2.919m (4' 5" x 9' 7")

Lounge

5.288m x 6.421m (17' 4" x 21' 1")

Dining Room

4.005m x 6.421m (13' 2" x 21' 1")

Kitchen

3.239m x 3.845m (10' 8" x 12' 7")

Utility Room

1.283m x 2.177m (4' 3" x 7' 2")

Ground Floor Shower Room

0.793m x 2.490m (2' 7" x 8' 2")

Conservatory

3.000m x 2.746m (9' 10" x 9' 0")

First Floor

Landing

Bedroom One

3.993m x 4.854m (13' 1" x 15' 11")

Bedroom Two

3.653m x 3.275m (12' 0" x 10' 9")

Bedroom Three

3.038m x 3.036m (10' 0" x 10' 0")

Family Bathroom

2.066m x 2.729m (6' 9" x 8' 11")

Outside

Front Garden and Off Road Parking

Rear Garden

Garage

2.375m x 4.935m (7' 10" x 16' 2")