



The Pavilions
West Bromwich
B70 6BA
£340,000



WK Property
130 Walsall Road
West Bromwich
B71 3HN
T: 0121 588 5666
W: www.wk-property.com





The Pavilions

West Bromwich, B70 6BA

WK Estate agents located in West Bromwich are pleased to present a very well presented three bedroom semi-detached family home, situated on a popular and sought after residential estate in West Bromwich. The property is ideally located for public transport links, local amenities and School catchment area. Immaculately presented throughout. Viewing highly advised. The accommodation is spread over three floors, on the ground floor are two good sized bedrooms, one having ensuite bathroom and a family bathroom. The first floors has a modern kitchen, spacious lounge and study/dining room and to the second floor is the third bedroom with further jack and jill ensuite. A spectacular balcony off the second floor gives stunning views and to the rear is a beautiful garden with decking patio and lawned garden. The property also has secure off road parking, behind locked gates. COUNCIL TAX BAND C



FRONT ELEVATION

The property is approached via wooden gates giving access to the front door, rear garden and off road parking.

Entrance hall

Having door to front elevation, gas central heating radiator, stairs to first floor, storage cupboard, tiled floor and doors leading onto

Bedroom One

8' 9" into recess x 11' 4" (2.67m x 3.45m) With views of the rear garden having double glazed window to rear, gas central heating radiator, and door leading onto ensuite.

Ensuite

Having shower cubicle, wash hand basin, low level flushing WC, parcial tiling to walls, tiled floor. Extractor fan and gas central heating radiator.

Bedroom two

Having double glazed window to front elevation, gas central heating radiator and built in warbrobes.

Bathroom

Modern bathroom suite with a bath, wash hand basin, low level flushing WC. Partial tiling to walls and fully tiled floor and heated towel rail.

First floor hall way

Cleverly designed to be used as a work station the space has apple electric points, gas central heating radiator, spot lighting to ceiling, stairs rising to second floor and doors leading onto

Kitchen

Modern fitted kitchen housing a range of wall and base units with work surfaces over. Intergrated electric oven with gas hob and cooker hood over, intergrated fridge/freezer, washing machine and dishwasher. Sink with drainer, spot lighting to ceiling, double glazed window to rear elevation and gas central heating radiator.

Lounge

11' 4" x 14' 3" into recess (3.45m x 4.34m) Light airy and spacious with juliette balcony to front elevation double glazed window to side elevation and,gas central heating radiator.

Study/Dining room

7' 9" into recess x 10' 0" (2.36m x 3.05m) Having juliette balcony to front elevation, double glazed window to rear elevation, gas central heating radiator and loft access.

Second floor hallway

Having skylights to side elevation, double glazed patio doors leading onto balcony, gas central heating radiator, doors leading onto

Bedroom three

8' 9" x 11' 5" into recess (2.67m x 3.48m) Having double glazed window to rear elevation, gas central heating radiator, storage housing central heating boiler and door leading onto

Jack and Jill ensuite

Having access via the bedroom and landing having shower cubicle, wash hand basin, low level flushing WC., partial tiling to walls, tiled floor, extractor fan and gas central heating radiator.

Balcony

Large balcony area with stunning views, ideal for watching sunsets or morning coffee, this really is one of a kind. Large enough for a table and chairs to sit and relax.

REAR ELEVATION

A spacious South-West facing rear garden with decking patio and lawned garden.