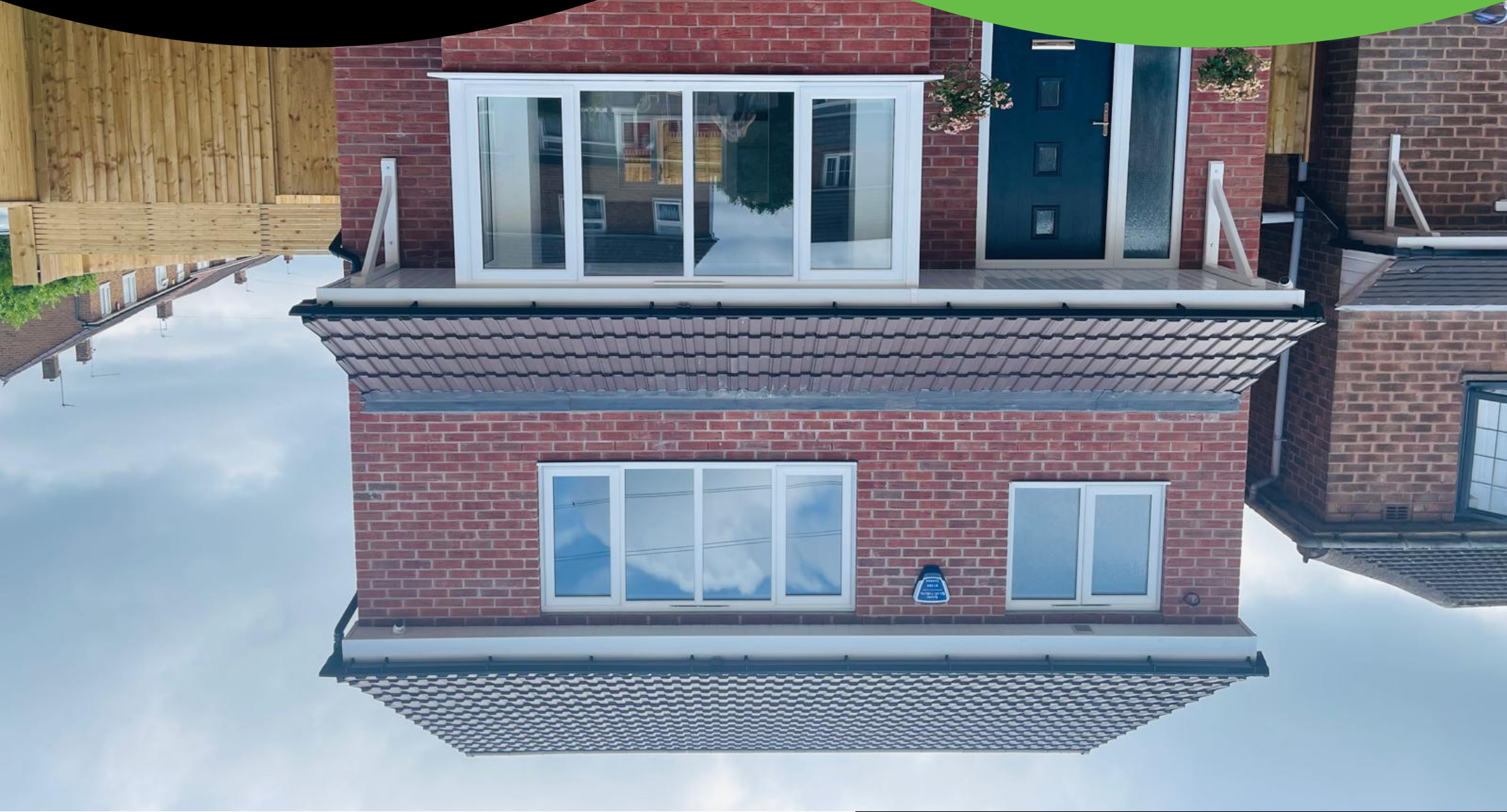




£375,000
B71 3NF

Sandfield Road



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Sandfield Road

West Bromwich, B71 3NF

WK Estate Agents situated in West Bromwich are pleased to present this one of a kind brand new Detached property Ideally situated close to Tame Bridge train station, this home provides excellent transport links, making it perfect for commuters and families.

This brand new build consists of large lounge with arch into the kitchen diner, three good sized bedrooms and family bathroom. There is ample off road parking to the rear and beautiful rear garden.

Situated in a sought-after location, close to local amenities, schools, and transport links, this house is perfect for families and professionals alike. Don't miss out on this rare opportunity to acquire a property with so much potential in a prime location.



FRONT ELEVATION

The property is approached via a block paved pathway with gravel areas to both sides and access to the rear of the property via wooden gate.

Entrance Hall

Having door to front elevation, double glazed full length window to front elevation, gas central heating radiator, feature staircase leading to first floor, large storage cupboard, laminate flooring, spot lighting to ceiling and doors leading onto

Lounge

12' 8" x 21' 4" (3.86m x 6.50m) Fantastic sized lounge with light beaming through from the double glazed bay window to front elevation and double glazed window to side elevation. Gas central heating radiator, spot lighting to ceiling and brand new grey carpet.

Kitchen/Diner

9' 6" x 19' 5" (2.90m x 5.92m) Brand new kitchen diner with a range of wall and base units, work surfaces over and partial tiles to splash prone areas. Sink with drainer, intergrated electric oven with electric hob over and cooker hood. Intergrated full size fridge with freezer and intergated dishwasher. The central heating boiler is also allocated in the kitchen. Double glazed windows to rear elevation, skylight and double glazed french doors leading onto the garden. Gas central heating radiator, spots to ceiling and laminate flooring.

Downstairs Cloakroom

Having low level flushing WC, vanity wash hand basin, partial tiling to walls, spot lighting to ceiling, gas central heating radiator and laminate flooring.

FIRST FLOOR ACCOMMODATION

Landing

Having brand new grey carpets coving stairs and landing, double glazed window to side elevation, loft access with loft ladders, spot lighting to ceiling and doors leading onto

Bedroom One

9' 10" x 12' 9" (3.00m x 3.89m) Facing the front of the property having double glazed window to front elevation, gas central heating radiator, spot lighting to ceiling and brand new grey carpets.

Bedroom Two

10' 1" x 11' 2" (3.07m x 3.40m) Over looking the garden with double glazed window to rear elevation, gas central heating radiator, spot lighting to ceiling and brand new grey carpets.

Bedroom Three

7' 11" x 9' 1" (2.41m x 2.77m) Also over looking the rear garden having double glazed window to rear elevation, gas central heating radiator, spot lighting to ceiling and gas central and brand new grey carpets.

Bathroom

Benefitting from bath with shower over, vanity wash hand basin and low level flushing WV. Partial tiling to walls, spot lighting to ceiling and laminate flooring. Double glazed window to front elevation and heated towel rail.

REAR ELEVATION

Rear Garden

Access via the kitchen you walk out onto a block paved pathway leading you onto a gravel patio with stairs rising to the block paved driveway giving access for three to four cars. There is lawned gardens sweeping round the property with a selection of shrubs.