

Saints Drive  
West Bromwich  
B71 3PA  
£290,000



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# Saints Drive

## West Bromwich, B71 3PA

WK Estate Agents located in West Bromwich are pleased to present this Modern and beautifully presented three-bedroom semi-detached home on Saints Drive, West Bromwich. The property is ready to move into and perfect for families or first-time buyers. The property features a spacious approach driveway framed by attractive border plants and flowers, leading into a welcoming entrance hall with stylish tiled flooring and a bright, airy atmosphere. COUNCIL TAX BAND C, EPC RATING B.



### FRONT ELEVATION

The property is approached via a paved pathway with lawned garden and off road parking.

### Entrance hall

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

### Lounge

9' 11" x 14' 9" (3.02m x 4.50m) Double glazed window to front elevation, gas central heating radiator, tiled floor and spot lighting to ceiling.

### Kitchen/diner

13' 4" encorp door recess x 17' 6" into units (4.06m x 5.33m) Housing a range of wall and base units with work surfaces over. One and a half bowl sink drainer with partial tiling to splash backs. Electric oven and gas hob with cooker hood over. Storage cupboard housing gas central heating boiler, intergrated fridge/freezer and space for domestic appliances. Double glazed window to rear elevation, double glazed sky lights, double glazed french doors to rear elevation, gas central heating radiator, tiled floor and spot lighting to ceiling.

### Downstairs Cloakroom

Having double glazed window to front elevation, gas central heating radiator, low level flushing WC, wash hand basin with splash tiling and tiled floor.

### FIRST FLOOR

### Landing

Having loft access, storage cupboard and doors leading onto

### Bedroom one

8' 9" x 11' 2" (2.67m x 3.40m) Double glazed window to front elevation and gas central heating radiator.

### Bedroom two

8' 9" x 10' 0" (2.67m x 3.05m) Double glazed window to rear elevation and gas central heating radiator.

### Bedroom three

Double glazed window to rear elevation and gas central heating radiator.

### Bathroom

having bath with separate shower cubicle, low level flushing WC, vanity wash hand basin, partial tiling to walls, tiled floor, double glazed window to front elevation and heated towel rail.

### REAR ELEVATION

Paved patio area with lawned garden, wooden garden shed and access to the front elevation.