



Essex Avenue
West Bromwich
B71 1HZ
£300,000



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WK Property west Bromwich are pleased to present this beautifully presented home which has been well maintained throughout. Having major links to bus routes on hand, being nearby to a number of Schools and local amenities the property really is better suited to the growing family as it briefly comprises of a driveway large enough for four cars, entrance porch leading onto hall, through lounge/diner with wood burning stove. Second reception which could be a fourth bedroom or play room. beautiful large fitted kitchen. First floor landing, family bathroom three great sized bedrooms. The garden is spectacular with out buildings, outside WC. A bar, lawned garden and patio for outside dining, this house is not to be missed. VIEW TODAY TO APPRECIATE THE SIZE AND FINISH. COUNCIL TAX BAND A.



FRONT ELEVATION

The property is approached via a large block paved driveway giving enough parking for upto four cars. There is access to the rear elevation.

Entrance hall

Large spacious entrance hall with door to front elevation, gas central heating radiator, storage cupboard, stairs to first floor, fantastic tiled flooring and doors leading into

Lounge/diner

12' 5" into recess x 22' 6" into recess (3.78m x 6.86m) Beautifully presented large lounge/diner having double glazed windows to rear elevation, double glazed french doors to rear elevation, two gas central heating radiator, inset fire place housing wood burner with tiled halve and spot lighting to ceiling.

Play room/ possible fourth bedroom

10' 1" x 12' 5" (3.07m x 3.78m) Light and airy reception room having double glazed window to front elevation, gas central heating radiator, coving to ceiling and laminate flooring.

Kitchen

8' 4" max into units x 11' 0" (2.54m x 3.35m) 0m x 0m (0' 0" x 0' 0") Splendid modern kitchen housing a range of wall and base units with work surfaces over. Partial tiling to splash prone areas. Sink with drainer, intergrated electric oven with gas hob and cooker hood over. Intergrated fridge/freezer, microwave and dishwasher. Double glazed window to rear elevation, double glazed door to rear elevation and gas central heating radiator.

FIRST FLOOR ACCOMMODATION

Landing

Double glazed window to side elevation, loft access and doors leading into

Bedroom one

10' 9" x 12' 5" (3.28m x 3.78m) Having double glazed window to rear elevation, gas central heating radiator and built in wardrobes.

Bedroom two

8' 7" into recess x 12' 6" (2.62m x 3.81m) Having double glazed window to front elevation, gas central heating radiator and built in wardrobes.

Bedroom three

7' 11" max into wardrobes. x 8' 3" (2.41m x 2.51m) Currently used as a dressing room with a range of built in units and dressing table. Benefitting from a double glazed window to rear elevation and gas central heating radiator.

Bathroom

Having double glazed window to side elevation, heated towel rail. Bath with shower over. Wash hand basin, low level flushing WC and part tiling to walls.

REAR ELEVATION

Garden

Spectacular rear garden with so much space. Starting with a beautiful patio area, to the left are two brick built storage cupboards which have electricity and lighting. There is an outside WC. with wash hand basin and a further two sheds so plenty of storage. Nestled on the patio is a pagoda with roof giving access to a seating area and patio heater located opposite the wooden bar which is a proper bar area. Behind a gated entrance is a lawned garden with a pathway giving access to the another patio area which is fantastic for outside dining.