



Windmill Street
Wednesbury
WS10 9EX
£160,000



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Windmill Street

Wednesbury, WS10 9EX

WK Estate agents located in West Bromwich are pleased to present this fantastic property which is ideal for first time buyers and families looking for their next perfect family home! This beautiful property is situated in Wednesbury - a very popular part of the WS10 postcode. The property briefly comprises of a large lounge, 2nd reception room, kitchen, Two well proportioned bedrooms, master with ensuite, landing space, beautiful bathroom (downstairs) and a beautiful rear garden. This property has been beautifully finished throughout.

Wednesbury itself offers some fantastic local amenities including shops, bars and cafes. WS10 also has a range of excellent schools including comprehensive, Junior and Infant schools. It also has fantastic transport links, including the M6 motorway just a short drive away. This property is sure to be busy so book your viewing now! EPC RATING E. COUNCIL TAX BAND A.



FRONT ELEVATION

The property is approached via steps leading upto front door opening onto

Lounge

11' 3" x 12' 0" (3.43m x 3.66m) Having double glazed window to front elevation, gas central heating radiator. Spot lighting to ceiling and laminate flooring.

Reception two

11' 9" x 14' 2" encorp stairs (3.58m x 4.32m) Having double glazed french doors to rear elevation, gas central heatin gradiator, stairs rising to first floor and laminate flooring.

Kitchen

6' 1" x 12' 8" (1.85m x 3.86m) Modern fitted kitchen with a range of wall and base units, partial tiling to splash prone areas and sink with drainer. Space for domestic appliances, cooker hood, spot lighting to ceiling, double glazed window to side elevation, two double glazed sky lights na dgas central heating radiator.

Bathroom

Beautiful fitted bathroom suite with bath having mixer tap shower. Vanity wash hand basin, low level flushing WC. Full tiling to walls and floor, Spot lighting to ceiling, extractor fan, double glazed window to side elevation and under floor heating.

FIRST FLOOR ACCOMMODATION

Landing

Having doors leading onto

Bedroom one

10' 10" encorp recess x 8' 9" encorp recess (3.30m x 2.67m) Having double glazed window to rear elevation, gas central heating radiator, loft access and door leading onto

Ensuite

Having shower cubicle with electric shower. Low level flushing WC. Wash hand basin, partial tiling to splash prone areas. Storage cupboard housing central heating boiler and extractor fan.

Bedroom two

12' 0" into recess x 11' 1" (3.66m x 3.38m) Having double glazed window to front elevation and gas central heating radiator.

REAR ELEVATION

Garden

Accessed via the second reception room is a decked patio area big enough for a bistro table and chairs. At the end is a gated entrance with right away access for the neighbours to take their bins to the front of the property. There is a further garden area with a selection of mature potted shrubs and a garden shed. There is access to the front of the property.