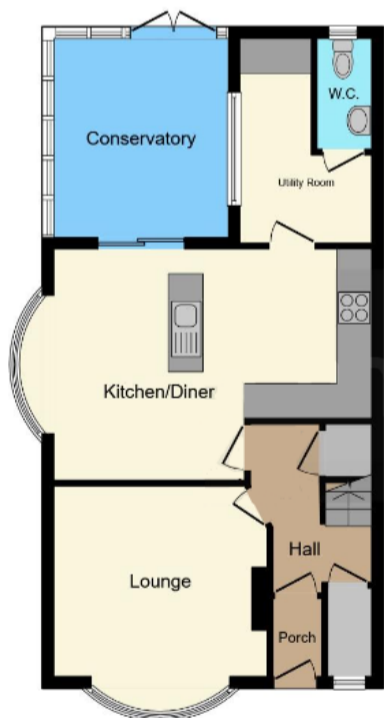




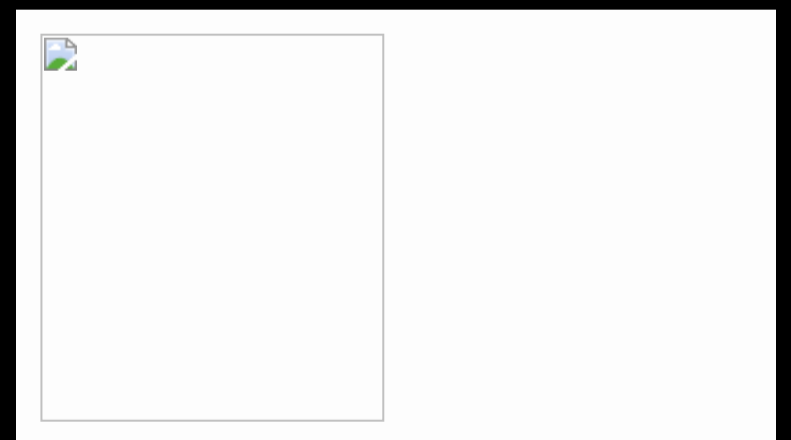
£345,000  
B71 2QA  
West Bromwich  
Coles Lane



Ground Floor



First Floor



WK Property  
130 Walsall Road  
West Bromwich  
B71 3HN  
T: 0121 588 5666  
W: [www.wk-property.com](http://www.wk-property.com)





# Coles Lane

West Bromwich, B71 2QA

A beautifully presented and modernized 3-bedroom, end-terrace property, occupying a choice position with a generously sized corner plot, offering ample living accommodation throughout plus off road parking.

Internally, this excellent family home offers a spacious front lounge, as well as an open-plan breakfast kitchen / dining room to the rear, fitted with modern appliances throughout. The ground floor further benefits from Conservatory having French doors into the rear garden as well as a Utility Room, plus Cloakroom with a Vanity and low level WC. To the first floor are three spacious bedrooms, with the master bedroom benefitting from fitted wardrobes and a bay window to the side elevation. Being an older period property, this home offers spacious rooms with high ceilings throughout. The bathroom suite benefits from a bath with mixer taps, plus a separate walk-in shower cubicle, low level WC and wash hand basin.

To the rear, the garden is of a considerable size, being secluded and not over looked, with a block paved patio area, with a separate outbuilding. Furthermore, this home compromises from double glazing and gas central heating throughout. This is not one to be missed, so call our office today to arrange your early viewing appointment!



## Entrance Hall

15' 10" x 6' 02" (4.83m x 1.88m) Having a double glazed door unit and window to front elevation, under stairs cupboard, laminate flooring, radiator, telephone point and sunken spotlights.

## Lounge

10' 10" x 11' 09" (3.30m x 3.58m) Having a double glazed bay window to front elevation, open fire plus decorative surround, radiator, TV point, sunken spotlights and laminate flooring.

## Kitchen/Diner

11' 11" x 20' 09" (3.63m x 6.32m) Having a double glazed bay window to the side elevation, double glazed patio doors to rear elevation, a range of wall, base and drawer units with complimentary work surface over, stainless steel sink/drain, tiling to splash prone areas, integrated gas hob and electric oven with cooker hood over, plumbing for a dishwasher, fridge/freezer, sunken spotlights, and laminate flooring.

## Utility Room

8' 06" x 8' 11" (2.59m x 2.72m) Having a double-glazed window to the side elevation, a range of wall and base units, complimentary work surface over, tiling to splash prone areas, plumbing for a washing machine, tiled flooring, central heating boiler and a ceiling light point.

## Cloakroom/WC

Having double glazed window to the rear elevation, low level wc, wash hand basin, tiling to splash prone areas, ceiling light point, and tiled flooring.

## Conservatory

9' 03" x 9' 09" (2.82m x 2.97m) Having double glazed windows and French doors to the rear elevation, laminate flooring, and TV point.

## First Floor

### Landing

6' 02" x 6' 09" (1.88m x 2.06m) Having stairs from the entrance hall, carpet, radiator, and sunken spotlights.

### Bedroom One

12' 05" x 13' 05" (3.78m x 4.09m) Having a double-glazed bay window to the side elevation, fitted wardrobes, ceiling light point, laminate flooring, radiator, and TV point.