



Whitworth Drive  
West Bromwich  
B71 3AU  
£375,000



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# Whitworth Drive

## West Bromwich, B71 3AU

WK Estate agents located in West Bromwich are pleased to present this fantastic four bedroom detached property. Situated on a large corner plot with scope to extend subject to planning this is one not to be missed. Situated in a quiet cul de sac just off Bustleholme Lane, this property is close to local amenities, schools and transport links. Having parking for multiple cars, two reception rooms, four bedrooms, master with ensuite this would make a perfect family home. This property really needs viewWing to appreciate the potential. COUNCIL TAX BAND E.



### FRONT ELEVATION

Sitting on a large corner plot the property is situated at the end of a Cul De Sac. Having ample off road parking with lawned garden to side and gated access to rear.

### Entrance Hall

Having laminate flooring, gas central heating radiator, stairs rising to first floor accommodation and door leading onto

### Lounge

13' 0" into recess x 16' 4" into bay (3.96m x 4.98m) Good sized lounge having bay window to front elevation, gas central heating radiator, brick effect fire place housing gas fire, dado rail, coving to ceiling, laminate flooring and door leading onto

### Dining Room

8' 9" x 10' 10" into recess (2.67m x 3.30m) Having double glazed window to rear elevation, gas central heating radiator, dado rail, laminate flooring and door leading onto

### Kitchen

7' 2" x 10' 10" into recess (2.18m x 3.30m) Housing a range of wall and base units with work surfaces over and partial tiling to splash prone areas. Sink drainer and space for domestic appliances. Cooker hood, large storage cupboard, double glazed window to rear elevation, gas central heating radiator and door leading onto

### Utility Room

5' 9" encorp recess x 7' 11" (1.75m x 2.41m) Having door leading into garage, UPVC door to rear elevation, double glazed window to rear elevation, gas central heating radiator, central heating boiler, wall and base units with work surface and sink with drainer. Plumbing for washing machine. Door leading onto

### Downstairs cloakroom

Having double glazed window to side elevation, gas central heating radiator. Low level flushing WC, wash hand basin with tiling to splash back.

### FIRST FLOOR ACCOMMODATION

### Landing

Having loft access, airing cupboard and doors leading onto

### Bedroom One

Benefitting from double glazed window to front elevation, gas central heating radiator, fitted mirror fronted wardrobes and door leading onto

### Ensuite

Corner shower cubicle with wall mounted electric shower. Vanity wash hand basin, low level flushing WC. Partial tiling to walls, double glazed window to front elevation and heated towel rail.

### Bedroom Two

8' 0" into wardrobes x 15' 3" (2.44m x 4.65m) Double glazed windows to front and rear elevation, gas central heating radiator. Built in wardrobes and further loft access.

### Bedroom Three

7' 6" x 9' 0" (2.29m x 2.74m) Having double glazed window to rear elevation and gas central heating radiator.

### Bedroom Four

7' 8" x 8' 5" (2.34m x 2.57m) Having double glazed window to rear elevation and gas central heating radiator.

### Bathroom

Having Double glazed window to side elevation, gas central heating radiator. Bath, Pedestal wash hand basin and low level flushing WC.

### REAR ELEVATION

### Rear and side garden

Accessed via the utility room the garden has a paved patio area and a selection of shrubs. The garden spans from the rear right the way around to the front driveway giving a fantastic option to build a side extension subject to planning permission.