



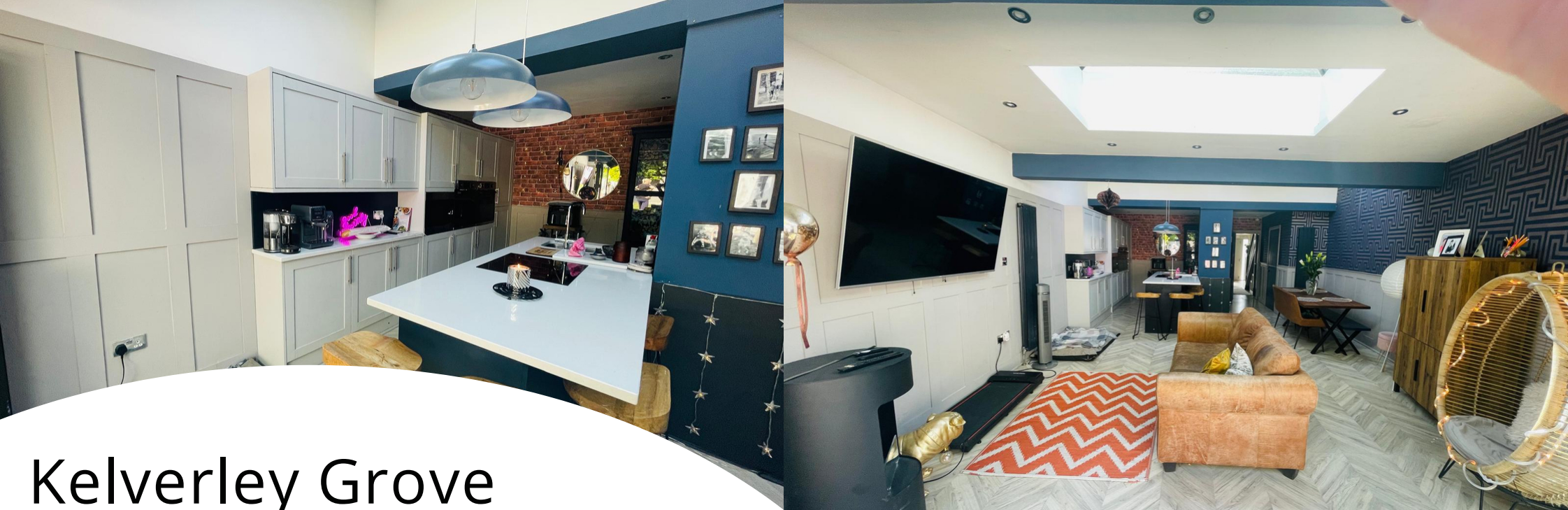
Kelverley Grove  
West Bromwich  
B71 3QL  
£320,000



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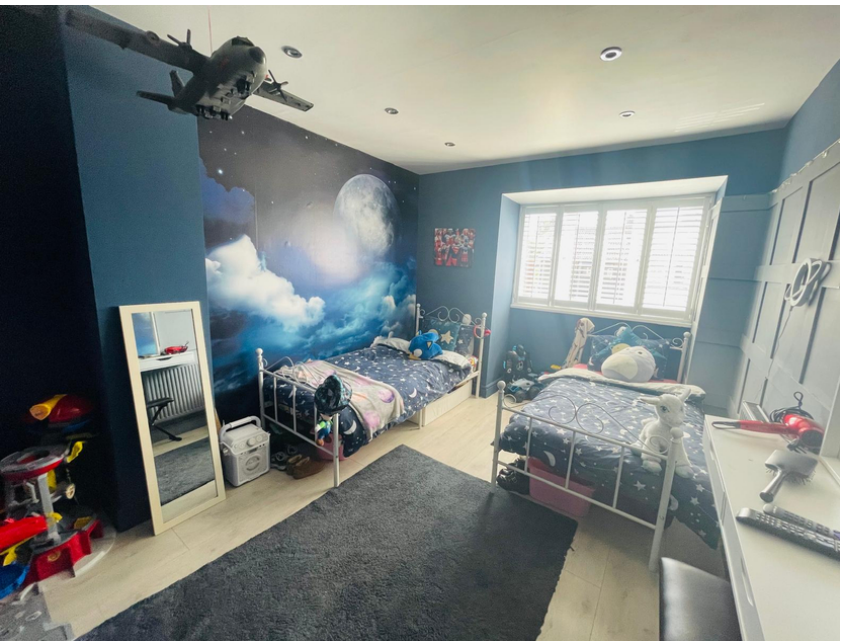




# Kelverley Grove

## West Bromwich, B71 3QL

WK are excited to offer for sale this spacious three bedroom, semi detached family home. Situated in a quiet Cul De Sac, close to local amenities, transport networks and schools this is not one to be missed. Decorated to a high standard, the property benefits from a large lounge, amazing kitchen diner with bifolding doors onto the garden. Three good sized bedrooms and family bathroom with bath and shower cubicle. There is a downstairs toilet and the garden also boasts an outside cinema area. Do not miss out call today to arrange a viewing.



### FRONT ELEVATION

The property is approached via a paved driveway giving parking for two cars.

### Entrance Hall

Having two double glazed windows to front elevation, gas central heating radiator, tiled floors, spots to ceiling, stairs rising to first floor and doors leading into

### Downstairs cloakroom

Having low level flushing WC, wash hand basin and tiled floor.

### Lounge

17' 2" x 11' 6" (5.23m x 3.51m) Double glazed window to front elevation, gas central heating radiator, spots to ceiling and feature chimney breast housing wood burning stove with tiled backing.

### Kitchen/diner

12' 6" x 27' 4" (3.81m x 8.33m) Beautifully presented kitchen areas with a range of wall and base units, Central island housing intergrated electric hob, built in electric oven and microwave, sink drainer, space for domestic appliances, wood paneling to walls, wall mounted tv point, spots to ceiling, parquet style flooring, gas central heating radiator, four double glazed sky lights and double glazing bi folding doors.

### FIRST FLOOR ACCOMMODATION

### Landing

Staircase with glass panelled railing, wood panelling to walls, Laminate flooring, double glazed window to side elevation, loft access and doors leading into

### Bedroom one

9' 11" x 13' 11" (3.02m x 4.24m) Having double glazed window to front elevation, gas central heating radiator, spots to ceiling and laminate flooring.

### Bedroom two

9' 11" x 11' 6" (3.02m x 3.51m) Having double glazed window to rear elevation and gas central heating radiator.

### Bedroom three

7' 1" x 10' 10" (2.16m x 3.30m) Having double glazed window to front elevation, gas central heating radiator, Wood paneling to walls and laminate flooring.

### Bathroom

Large family bathroom housing shower cubicle with double head shower, free standing bath with mixer tap shower, vanity wash hand basin, low level flushing WC. Partial tiling to walls, laminate flooring, spots to ceiling, double glazed window to rear elevation and gas central heating radiator.

### REAR ELEVATION

### Garden

Having large paved patio area with lawned garden beyond, To the top of the garden is a further patio area. Large under cover cinema area. Access to the rear garage.