



Wychnor Grove  
West Bromwich  
B71 3NB  
£250,000



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# Wychnor Grove

## West Bromwich, B71 3NB

WK Estate agents located in West Bromwich are please to offer this well-appointed, three-bedroom semi-detached family residence positioned in this favourable location. The property benefits from a spacious front lounge and open-plan kitchen and dining area. The first floor offers three double bedrooms and a modern family bathroom suite. Externally the property has very private front and rear gardens as well as gated rear access for residents, offering rear parking plus access to the detached garage. EPC C, COUNCIL TAX BAND A.



### FRONT ELEVATION

The property is approached via a paved pathway with lawned garden

#### Entrance Porch

Having double glazed window to front elevation, UPVC front door to front elevation, tiled floor and further door leading onto

#### Lounge

18' 03" x 10' 10" (5.56m x 3.30m) Having a double glazed window to front elevation, electric feature fireplace, ceiling light point, radiator, wall lights, laminate flooring, TV point and Telephone point.

#### Entrance Hall

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

#### Kitchen/Diner

18' 03" x 11' 09" (5.56m x 3.58m) Having a double glazed window to the front and rear elevation, a range of wall, base and drawer units with complimentary work surface over, stainless steel sink/drain, tiling to splash prone areas, gas hob and electric oven, plumbing for a washing machine, sunken spotlights and tiled flooring.



### First Floor

#### Bedroom One

10' 10" x 12' 04" (3.30m x 3.76m) Having a double-glazed window to front elevation, built-in wardrobes, radiator, TV point, carpet and ceiling light point.

#### Bedroom Two

12' 07" x 8' 07" (3.84m x 2.62m) Having a double-glazed window to front elevation, radiator, TV point, carpet and ceiling light point.

#### Bedroom Three

7' 10" x 8' 0" (2.39m x 2.44m) A double-glazed window to the rear elevation, radiator, TV point, carpet and ceiling light point.

#### Bathroom

Having a double-glazed window to side elevation, bath with mixer taps plus shower over, wash hand basin, tiling to splash prone areas, extractor fan, heated towel rail, tiled flooring and ceiling light point.

#### Separate WC

Having double glazed window to rear elevation, low level flushing WC. Storage and tiled floor.

### REAR ELEVATION