

ACRES

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- * REFURBISHED PROPERTY
- * GENEROUS LOUNGE/DINER
- * RE-FITTED MODERN KITCHEN
- * LARGE CONSERVATORY
- * TWO DOUBLE BEDROOMS
- * FAMILY BATHROOM
- * LONG REAR GARDEN
- * REAR GARAGE
- * EPC RATING - D



18 Slaithwaite Road, West Bromwich, B71 4BD - Offers Around £170,000

This is a superb re-furbished property within close proximity of Sandwell Valley and also the hospital, benefits from double glazing and gas central heating (both where specified). Offering excellent accommodation to include; entrance porch, entrance hall, very generous and beautifully presented lounge/diner and re-fitted modern style kitchen with a large conservatory covering the full width of the property with a lovely open plan feel. To the first floor are two double bedrooms and a family bathroom with white suite. Outside is a fore garden with on road parking and a lovely long and matured rear garden with gated rear access and parking area/garage space. An early viewing is essential to appreciate all this property has to offer.

Access is via a rockery fore garden with steps and pathway leading to;

HALLWAY: Staircase to first floor, coving to ceiling, radiator and doors into;

THROUGH LOUNGE: 19'5" x 10'0"max 8'8"min: Double glazed bay window to front, radiator, wall mounted electric fire place and open access to;

EXTENDED CONSERVATORY/DINING ROOM: 17'10" x 6'2": Double glazed bay windows across the back with PVC door out onto garden along with PVC door onto side passageway.

KITCHEN: 8'8" x 5'9": Being recently re-fitted this stunning kitchen has a range of base, drawer and eye level cupboards, work surfaces and tiling to splashbacks, four ring gas hob with stainless steel extractor hood over and electric oven under, integrated fridge, space and plumbing for washing machine. To the rear is a fitted breakfast bar.

FIRST FLOOR LANDING: Doors into;

BEDROOM ONE: 13'3"max 10'1"min 10'9"max 7'6"min: An excellent double bedroom , double glazed bay window to front, radiator, storage cupboard.

BEDROOM TWO: 10'0" x 8'3": A Further great size bedroom, double glazed window to rear, radiator.

BATHROOM: 5'9" x 5'3": A recently refurbished bathroom with white suite comprising panelled bath with shower above, wash hand basin, close couple WC, chrome ladder style radiator/towel rail.

REAR GARDEN: Large private lawned garden with planted borders and fencing to boundaries, pathway leading up to rear garage with rear access (please check the suitability of the garage for your own vehicle).

TENURE: We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: B

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE

