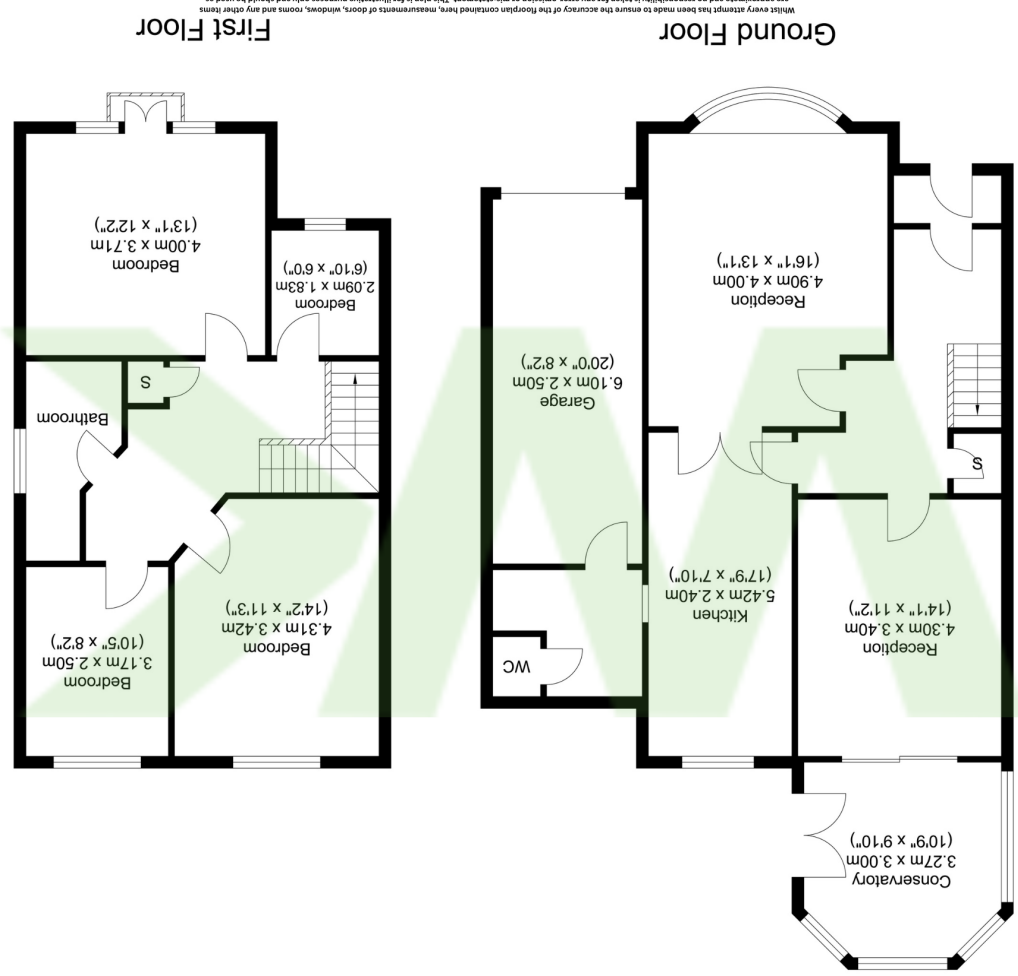
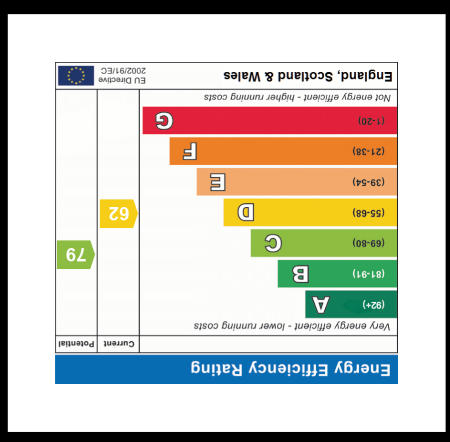
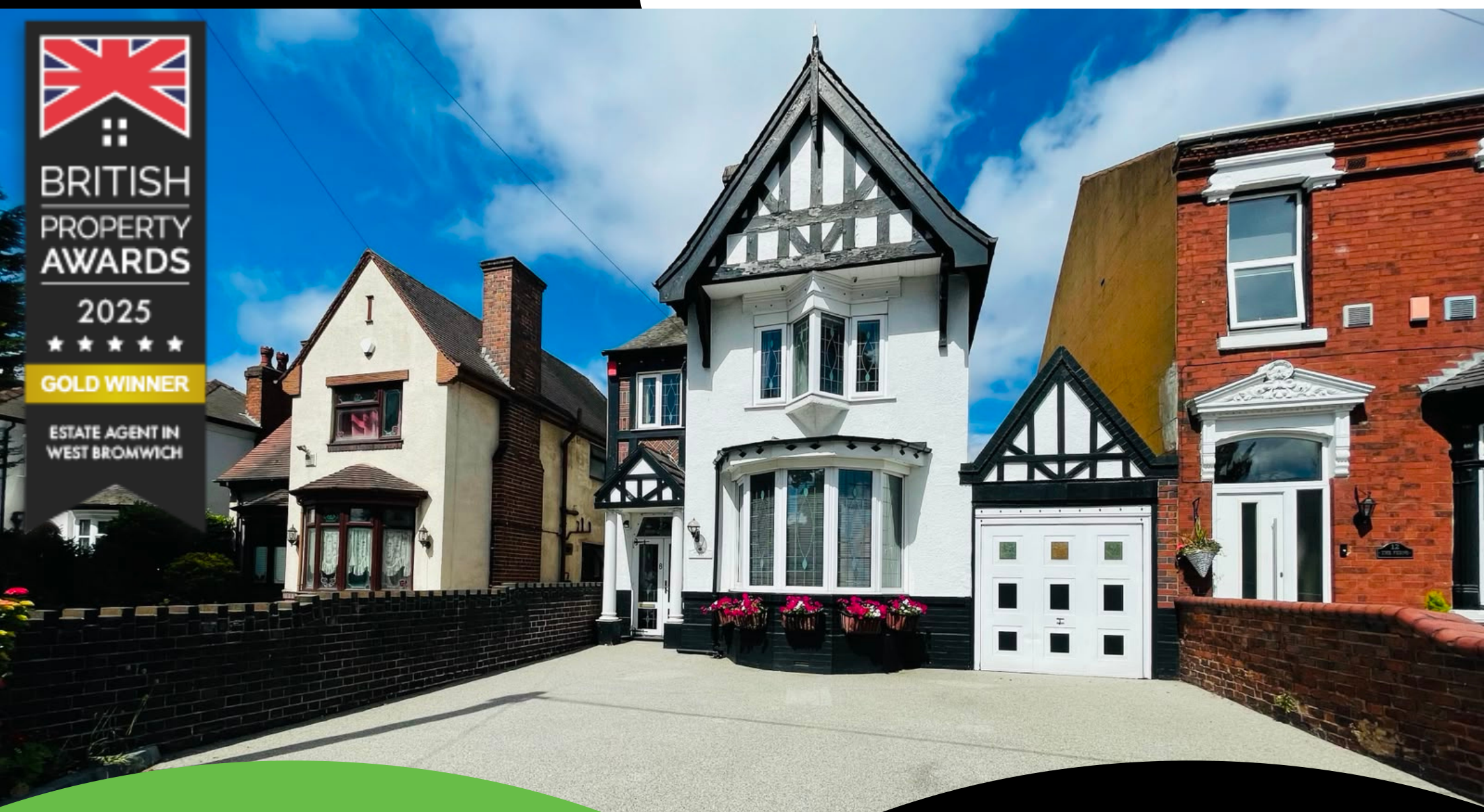
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Property Redress Scheme



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given





Bramwich Lodge

Hollyhedge Road

£460,000





Bramwich Lodge

West Bromwich, B71 3AA



WK Estate Agents located in West Bromwich are extremely pleased to present a rare opportunity to acquire a traditional four bedroom detached in one of West Bromwich's premier locations. This family home is situated on one of the most desirable roads in West Bromwich, within easy access to the Sandwell Hospital and the New Square shopping Centre, for commuting the M5 motorway is a short distance and for those with families Pennyhill Primary, Phoenix Collegiate and Sandwell Academy are within easily access. The property consists of two large reception rooms, breakfast kitchen, conservatory, utility room and downstairs WC. To the first floor are four bedrooms and family bathroom. To the rear is a beautifully maintained rear garden with lots of character and to the front of the property is off road parking for three cars and the added bonus of a garage. This house is truly amazing and needs viewing to be appreciated. EPC D, COUNCIL TAX BAND E..





FRONT ELEVATION

You approach the property via a large driveway giving access to the garage and the entrance porch.

ENTRANCE PORCH

Having double glazed french doors to front elevation, quarry tiled flooring and further door leading onto

ENTRANCE HALL

Leading on from the entrance porch having wooden flooring, understairs storage cupboard and stairs rising to first floor accommodation.

LOUNGE

12' 06" into recess x 19' 03" into bay (3.81m x 5.87m) The lounge is positioned to the front of the property with a double glazed bay window, there is a gas central heating radiator and a feature fireplace housing a gas fire. Wooden french doors with glass panels give access to the kitchen.

KITCHEN

7' 09" x 18' 0" (2.36m x 5.49m) Situated over looking the garden the kitchen is fitted with a range of matching base cabinets and wall units, with complimentary work surfaces over and a one and a half bowl sink with drainer. To the walls are white brick style tiles to splash prone areas. There is an integrated Fridge, electric oven and gas hob with an extractor hood over. There are also double glazed window to rear and side elevation, and a door which opens onto the utility room.

UTILITY ROOM

8' 01" into recess x 12' 04" (2.46m x 3.76m) With access to the garage and rear garden via a double glazed door, added bonus of double glazed window and two skylights making the space bright and airy. A range of work surfaces with space for domestic appliances and partial tiling to walls and access to the downstairs cloakroom.

DOWNSTAIRS CLOAKROOM

Having low level flushing. WC and full tiling to walls and floor.

FAMILY ROOM

11' 0" into recess x 13' 11" (3.35m x 4.24m) Situated to to the rear of the property having double glazed patio doors leading onto the conservatory. The walls have wooden paneling with a feature chimney with feature fire place housing a gas fire. There is also a gas central heating radiator.

CONSERVATORY

9' 09" x 11' 02" (2.97m x 3.40m) Been UPVC constructed with windows from the side and rear elevation and french doors opening onto the garden what an ideal place to relax.

FIRST FLOOR

Well proportioned landing with double glazed window to side elevation, storage cupboard and doors leading onto

BEDROOM ONE

13' 0" x 11' 07" into recess (3.96m x 3.53m) Decorated in neutral tones with large double glazed window to front elevation throwing natural light and a gas central heating radiator.

BEDROOM TWO

11' 0" into recess x 13' 11" (3.35m x 4.24m) The second bedroom over looks the rear garden having a double glazed window and a gas central heating radiator.

BEDROOM THREE

7' 10" x 10' 05" (2.39m x 3.17m) With views over the rear garden with a double glazed window and gas central heating radiator.

BEDROOM FOUR

5' 11" x 6' 07" (1.80m x 2.01m) Currently been used as an office this would making this an ideal work space or equally a bedroom. Having double glazed window to front elevation and gas central heating radiator.

BATHROOM

7' 02" int recess x 10' 05" into recess (2.18m x 3.17m) A generous family bathroom housing a bath with shower over, vanity wash hand basin and low level flushing WC. Partial tiling to walls and spot lighting to ceiling. Two double glazed windows to side elevation and gas central heating radiator.

REAR GARDEN

The rear garden can be accessed via the conservatory and the utility room. Both entrances lead onto a paved patio area with two steps leading onto further paved area with mature schrubbery borders which takes you to the lawned garden with further patio area with two steps leading unto a decked area with more shrubbery and garden shed.