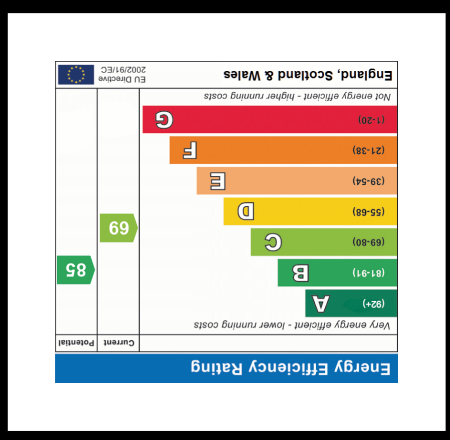


WK Property
130 Walsall Road
West Bromwich
B71 3HN
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Property Redress Scheme



Canterbury Road

West Bromwich

B71 2LD

£205,000





Canterbury Road

West Bromwich, B71 2LD



WK Estate Agents located in West Bromwich are pleased to present this charming two-bedroom semi-detached property conveniently located in Stone Cross. Close to local schools, shops and amenities this is a perfect location. The property is presented to a high standard and comprises of ground floor having a welcoming lounge and a functional kitchen with breakfast bar, ideal for both everyday use and entertaining. Leading off the kitchen is a fantastic sun room which leads you onto a low maintenance garden. To the first floor are two double bedrooms and family bathroom. To the front is a large block paved driveway giving ample off road parking. CALL TODAY TO ARRANGE YOUR VIEWING. EPC C, COUNCIL TAX BAND A.

Get ready for speedier, smoother and more successful sales with Sale Ready properties!

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.





FRONT ELEVATION

The property is approached via a large block paved driveway giving ample off road parking.

ENTRANCE HALL

Having gas central heating radiator, stairs rising to first floor, understairs storage cupboard and doors leading onto

LOUNGE

10' 10" x 13' 04" into recess (3.30m x 4.06m) Having double glazed window to front elevation, gas central heating radiator, inbuilt electric fire and coving to ceiling.

KITCHEN

7' 07" encorp recess x 13' 04" (2.31m x 4.06m) Housing a range of wall and base units with work surfaces over, partial tiling to splash prone areas and one and a half bowl sink with drainer. Electric oven with gas hob and cooker hood over. Space for domestic appliances, breakfast bar, gas central heated radiator, two double glazed windows to rear and double glazed door leading onto

SUN ROOM

9' 07" x 13' 0" (2.92m x 3.96m) Having gas central heating radiator, double glazed windows to rear elevation and double glazed door leading onto rear garden.

FIRST FLOOR

Landing having loft access and doors leading onto

BEDROOM ONE

10' 10" x 13' 05" into recess (3.30m x 4.09m) Having double glazed window to front elevation and gas central heating radiator.

BEDROOM TWO

7' 08" x 13' 04" (2.34m x 4.06m) Having double glazed window to rear elevation, gas central heating radiator and storage cupboard housing gas central heating boiler.

BATHROOM

Housing bath with shower over, wash hand basin and low level flushing WC. Full tiling to walls and floor, spot lighting to ceiling and double glazed window to side elevation.

REAR ELEVATION

Low maintenance rear garden with paved patio that leads round to the front of the property, astro turf lawn, paved area to top of garden and garden shed.

Sale Ready Notice

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