



Manorford Avenue  
West Bromwich  
B71 3QJ  
£230,000



WK Property  
130 Walsall Road  
West Bromwich  
B71 3HN  
T: 0121 588 5666  
W: [www.wk-property.com](http://www.wk-property.com)





# Manorford Avenue

## West Bromwich, B71 3QJ

The property is located in a highly sought after area close to shops, amenities, schools and both road and public transport links further afield The property is located in a highly sought after area close to shops, amenities, schools and both road and public transport links further afield. This property would make an ideal family home, comprising of through lounge/diner. Extended L shaped kitchen. To the first floor are three good sized bedrooms and family bathroom. To the rear is a rear garden and garage and the property has apple off road parking. CALL TO DAY TO ARRANGE A VIEWING.



### FRONT ELEVATION

The property is approached via block paved driveway, leading to front entrance porch.

#### Entrance Porch

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

#### Entrance Hall

Having gas central heating radiator, storage cupboard, coving to ceiling, laminate flooring, stairs rising to first floor and doors leading onto

#### Lounge

9' 10" x 13' 10" (3.00m x 4.22m) Having double glazed window to front elevation, fire place with marble effect back and halve housing gas fire. Wall light points, coving to ceiling and laminate flooring.

#### Dining Area

8' 9" x 11' 5" (2.67m x 3.48m) Having french doors leading into kitchen, gas central heating radiator, coving to ceiling and laminate flooring.

#### Kitchen

15' 10" into recess x 21' 4" (4.83m x 6.50m) Extended L shaped kitchen housing a range of wall and base units with work surfaces over. Partial tiling to splash backs, sink with drainer, electric oven and gas hob with cooker hood over. space for domestic appliance, pantry. Double glazed window to side elevation, double glazed door to rear elevation, gas central heating radiator and spot lighting to ceiling.

### FIRST FLOOR ACCOMMODATION

Landing having double glazed window to side elevation, loft access and doors leading onto.

#### Bedroom One

9' 10" into recess x 13' 11" (3.00m x 4.24m) Having double glazed window to front elevation and gas central heating radiator.

#### Bedroom Two

9' 4" x 11' 5" (2.84m x 3.48m) Having double glazed window to rear elevation and gas central heating radiator.

#### Bedroom Three

6' 2" x 10' 2" max measurements encorp wardrobes. (1.88m x 3.10m) Having double glazed window to front elevation, gas central heating radiator and built in wardrobes.

#### Bathroom

Bath with mixer tap shower, wash hand basin, low level flushing WC. Full tiling to walls and full, double glazed window to rear elevation and heated towel rail.

#### Separate WC

Having double glazed window to rear elevation, low level flushing WC and full tiling to walls and floor.

### REAR ELEVATION

Lawned garden with paved patio area. Garden shed and access to garage which is at the rear. Access to front elevation.

