

for sale

£335,000



Dagger Lane West Bromwich B71 4BS

This absolute stunner of a family home is located on one of West Brom's most desirable roads. The Edwardian style four bedroom semi detached property boasts much of its character through its original features. The property is within close proximity to the town centre and Sandwell Valley.



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Entrance Porch

Access to front of property, window to front and door to entrance hallway

Entrance Hallway

Feature window to front, two radiators, stairs to first floor and doors to all reception rooms, downstairs wc, pantry and cellar.

Reception Room One

16' in to bay x 12' 11" max (4.88m in to bay x 3.94m max)
Bay window with feature windows to front, gas fire place, wall lighting and radiator

Reception Room Two

14' 10" in to bay x 10' 11" max (4.52m in to bay x 3.33m max)
Bay window to rear, gas fire place and radiator

Dining Room

11' 10" max x 9' 9" max (3.61m max x 2.97m max)
Window to side, open fire place, radiator and original feature storage cupboards

Kitchen

14' 11" x 9' 9" (4.55m x 2.97m)
Fitted kitchen with wall and base units, stainless steel 1 1/2 bowl sink drainer with worksurfaces over, part tiling, electric oven, gas hob with cooker hood over, plumbing for washing machine and dishwasher, radiator, window to side and patio door to rear garden



Downstairs Toilet

WC, wash hand basin, part tiled and door to rear garden.

Cellar

17' 1" max x 6' 11" max (5.21m max x 2.11m max)
Housing shelving and meters

First Floor Landing Area

Stairs from entrance hall, stairs to second floor landing area, storage cupboards and doors to all rooms

Bedroom One

17' 1" max x 16' in to bay (5.21m max x 4.88m in to bay)
Bay feature window to front, window to front, fitted wardrobes, open fire place and radiator

Bedroom Three

17' 10" x 10' 11" (5.44m x 3.33m)
Window to rear and radiator

Bedroom Four

11' 5" max x 9' 9" max (3.48m max x 2.97m max)
Window to side and radiator

Family Bathroom

Window to side, bath with mixer taps, shower cubicle, wash hand basin, extractor fan, WC and fully tiled

Second Floor Landing

Doors to bedroom two and inner lobby

Bedroom Two

17' 7" max x 11' 2" max (5.36m max x 3.40m max)

Window to side, open fire place and two radiators

Inner Lobby

Housing central heating boiler, loft access and door to attic space

Attic Space

17' 1" max x 9' 4" in to roof (5.21m max x 2.84m in to roof)

Rear Garden

Bricked patio to side and front, grass lawn to rear edged with a variety of plantlife and access to garage at rear

Garage

19' 1" max x 15' 9" max (5.82m max x 4.80m max)
Having power and lighting, electric roller shutter doors and window to front

Front Garden

Gated front access, garden with a variety of plantlife, gated side access to right hand side and access to the front of the property





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Property Ref: WBW307474 - 0003

Tenure: Freehold

EPC Rating: E

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