



**Brogden Close, West Bromwich B71 3SJ**

**welcome to**

## **Brogden Close, West Bromwich**

\*\*\*END TERRACE\*\*\*TWO RECEPTION ROOMS\*\*\*THREE BEDROOMS\*\*\*DOWNSTAIRS WC\*\*\*DOUBLE GLAZED\*\*\*CENTRAL HEATING\*\*\*CHAIN FREE\*\*\*

### **Note**

Council tax band: B

### **Cloakroom**

Low level WC, wash hand basin, carpet flooring, ceiling light point and radiator.

### **Lounge**

13' 9" x 12' 11" ( 4.19m x 3.94m )

Double glazed UPVC window to front, fire, laminate flooring, ceiling light point and radiator.

### **Dining Room**

10' 11" x 7' 8" ( 3.33m x 2.34m )

Double glazed window to front, laminate flooring, ceiling light point and radiator.

### **Kitchen**

11' 2" x 7' 7" ( 3.40m x 2.31m )

Double glazed window to rear, wall and base units with work surfaces over, sink and drainer unit, integrated oven, gas hob, space for fridge/freezer, plumbing for washing machine, laminate flooring, three ceiling light points and radiator.





### **Landing**

Double glazed window to rear, carpet flooring and spotlights.

### **Bedroom One**

13' 11" x 10' 5" ( 4.24m x 3.17m )

Double glazed window to front, carpet flooring, ceiling light point and radiator.

### **Bedroom Two**

13' 11" x 10' 5" ( 4.24m x 3.17m )

Double glazed window to front, laminate flooring, loft access, ceiling light point and radiator.

### **Bedroom Three**

9' 10" x 5' 9" ( 3.00m x 1.75m )

Double glazed window to rear, carpet flooring, ceiling light point and radiator.

### **Bathroom**

Double glazed window to rear, bath, shower, low level WC, wash hand basin, tiled floor and walls, spotlights and heated towel radiator.



### **Agent Note**

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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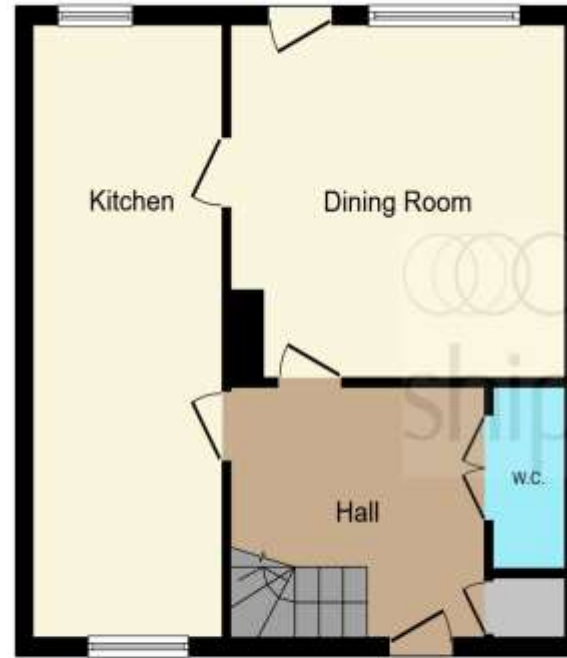
## Brogden Close, West Bromwich

- END TERRACE
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- DOWNSTAIRS WC
- DOUBLE GLAZED

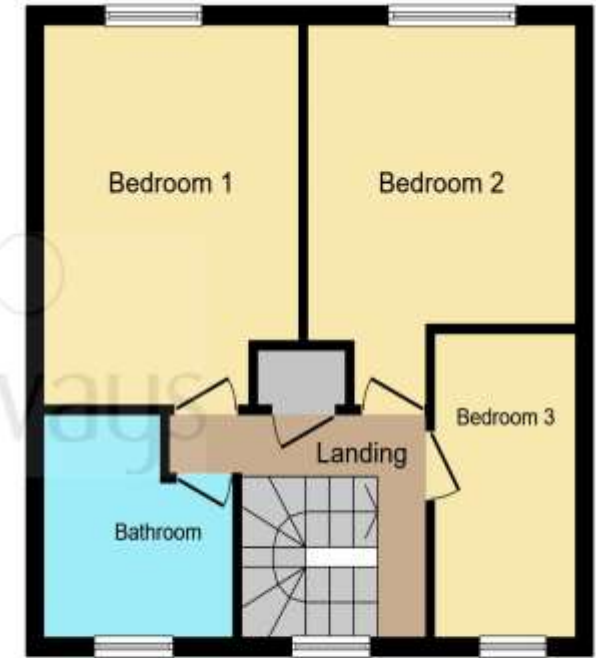
Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£200,000**



Ground Floor



First Floor

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). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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