

for sale
£250,000 Freehold

**Paul
Dubberley**



Sheldon Road WEST BROMWICH B71 3JB

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Property Description

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Entrance Hall

Having a double glazed window to the side elevation, double glazed door to the front, telephone point, central heating radiator and doors to.

Lounge

Having double glazed French doors to the rear elevation, TV point and central heating radiator.

Dining Room

Having a double glazed bay window to the front elevation and central heating radiator.

Kitchen

Having a double glazed window to the rear elevation, fully fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel one bowl sink and drainer, tiling to splash prone areas, integrated oven and hob, with cooker hood over and door to utility room.

Utility Room

Having doors to the front and rear gardens, plumbing for washing machine and worksurfaces.

Landing

Having a double glazed window to the side elevation, airing cupboard housing the central heating boiler, loft access and doors to.

Bedroom One

Having a double glazed window to the front elevation, built in mirrored wardrobes and central heating radiator.

Bedroom Two

Having a double glazed window to the rear elevation and central heating radiator.

Bedroom Three

Having a double glazed window to the front elevation and central heating radiator.

Bathroom

Having double glazed windows to the rear and side elevations, bath with shower over, wash hand basin with vanity units, tiling to splash prone areas, low level WC and central heating radiator.

Front Garden

Having large concrete printed driveway for parking.

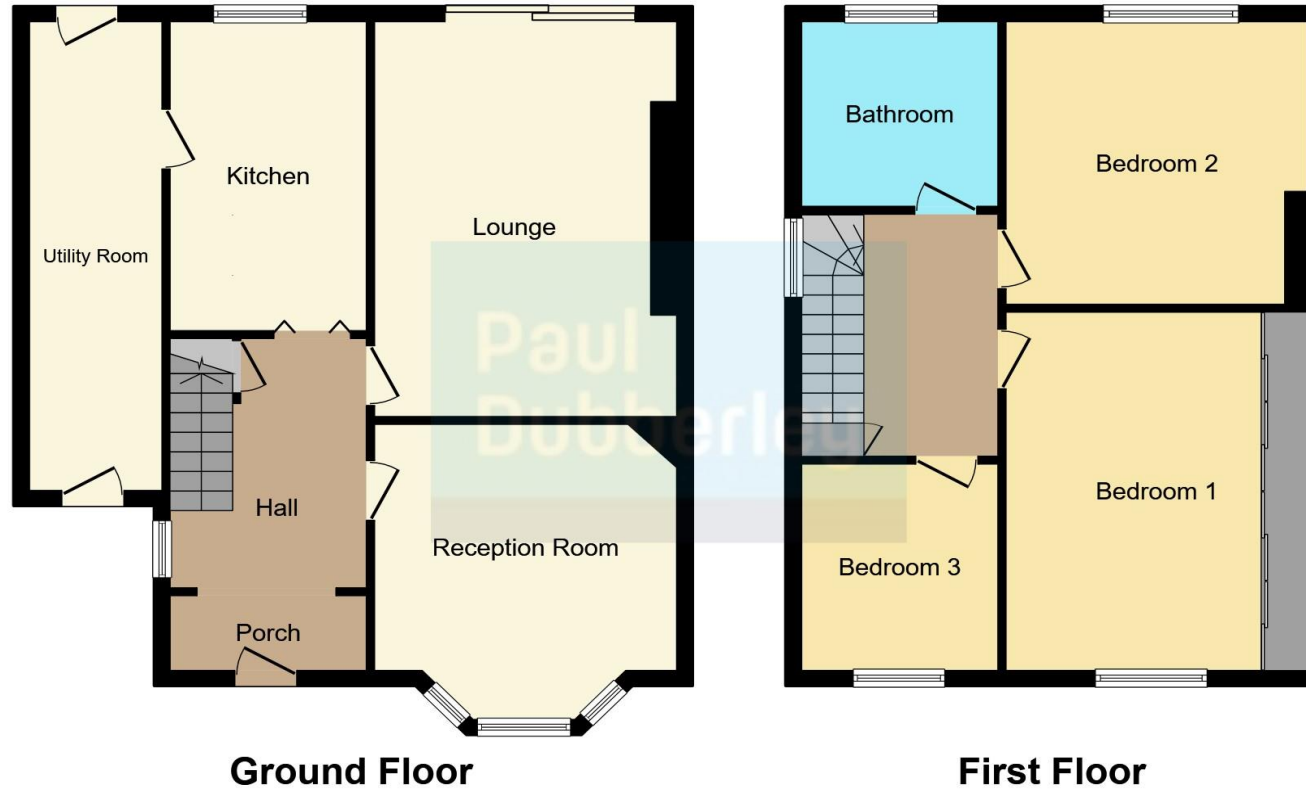
Rear Garden

Having slabbed patio area and large lawn area to the rear.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Paul Dubberley on

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 WEST BROMWICH B70 8EN

EPC Rating: E

view this property online PaulDubberley.co.uk/Property/PWB103505

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: PWB103505 - 0004

