

for sale

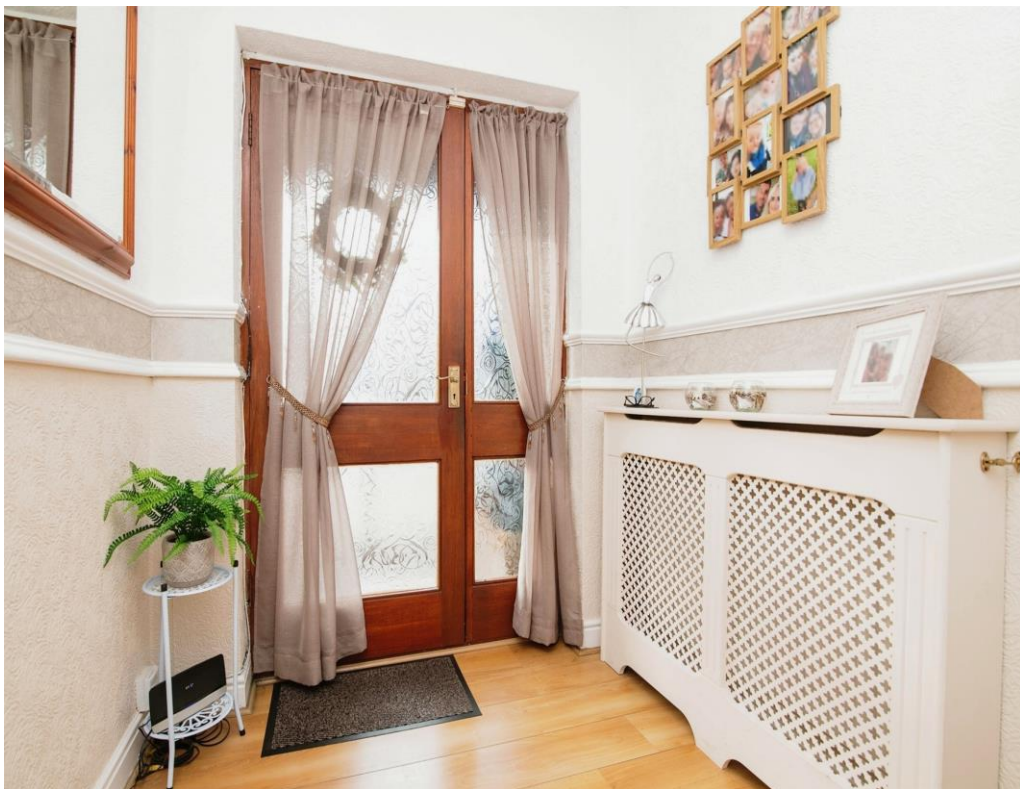
offers over **£260,000** Freehold

**Paul
Dubberley**



Hydes Road West Bromwich B71 2EE

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Property Description

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Entrance Porch

Having double glazed sliding doors and further door into hallway.

Entrance Hall

Having door to the front elevation, stairs to first floor, central heating radiator and doors to.

Lounge

22' 9" into bay x 9' 8" into recess (6.93m into bay x 2.95m into recess)
Having a double glazed bay window to the front elevation, double doors to the kitchen, fireplace and central heating radiator.

Kitchen/Diner

16' 4" x 14' 4" (4.98m x 4.37m)
Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, integrated oven and hob, central heating radiator and door to conservatory.

Conservatory

7' 9" x 12' 8" (2.36m x 3.86m)
A brick and UPVC construction with double glazed door and windows to the rear elevation and side elevations and access to the annex room and downstairs WC

Annex Room

11' 1" max x 7' 9" max (3.38m max x 2.36m max)
Having a double glazed window to the rear elevation and wall mounted electric radiator.

Downstairs Wc

Having a double glazed window to the rear elevation, low level WC and wash hand basin.

Landing

Having stairs from the hallway and doors to.

Bedroom One

10' 8" max x 10' 1" max (3.25m max x 3.07m max)
Having a double glazed window to the rear elevation, fitted wardrobes and central heating radiator.

Bedroom Two

9' 8" into bay x 9' 2" max (2.95m into bay x 2.79m max)
Having a double glazed window to the front elevation and central heating radiator.

Bedroom Three

6' 9" max x 6' 9" max (2.06m max x 2.06m max)
Having a double glazed window to the front elevation and central heating radiator.

Shower Room

Having a double glazed window to the rear elevation, fully tiled, shower, low level WC, wash hand basin and central heating radiator.

Front Garden

Blocked paved driveway.

Rear Garden

Patio area, lawn area, surrounding trees and shrubs.









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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290 - 292 High Street
 WEST BROMWICH B70 8EN

EPC Rating: D Council Tax
 Band: B

view this property online PaulDubberley.co.uk/Property/PWB103589

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.

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