

for sale

offers in the region of **£320,000** Freehold

**Paul
Dubberley**



Charlemont Avenue WEST BROMWICH B71 3BY

Charlemont Avenue WEST BROMWICH B71 3BY



Property Description

DO YOU HAVE A PROPERTY TO SELL?
We offer FREE selling valuations

DO YOU NEED A MORTGAGE?
Our fully qualified mortgage experts offer mortgage & remortgage advice

Entrance Porch

Having a double glazed door and windows to the front elevation and further door to the entrance hall.

Entrance Hall

Having door to the front elevation, understairs cupboard, two central heating radiators, stairs to the first floor and doors to.

Cloakroom

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

Lounge/Diner

14' 5" x 12' 8" (4.39m x 3.86m)
Having a double glazed bay window to the front elevation, double glazed patio door to the rear, gas fire place with surround, TV point and central heating radiator.

Kitchen

15' 9" x 11' (4.80m x 3.35m)
Having a double glazed window to the rear an side elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, sink and drainer, tiling to splash prone areas, integrated oven and hob, with cooker hood over, plumbing for appliances, central heating radiator and door to lean to.

Lean Too

12' 8" x 5' 11" (3.86m x 1.80m)
Having door to garage, door to garden and central heating radiator.

Landing

Having original single glazed stained glass window to the side elevation, loft access, central heating radiator and doors to.

Bedroom One

14' 2" x 11' 3" (4.32m x 3.43m)
Having a double glazed bay window to the front elevation and central heating radiator.

Bedroom Two

14' 1" x 11' (4.29m x 3.35m)
Having a double glazed bay window to the rear elevation, fitted wardrobes and central heating radiator.

Bedroom Three

9' 6" x 9' 2" (2.90m x 2.79m)
Having a double glazed window to the rear elevation and central heating radiator.

Bedroom Four

9' 7" x 8' 3" (2.92m x 2.51m)
Having a double glazed window to the front elevation, fitted wardrobes and central heating radiator.

Bathroom

Having a double glazed window to the front elevation, part tiled, bath with shower over, wash hand basin, low level WC, central heating radiator and extractor fan.

Rear Garden

Tiered garden with patio area, lawn area and greenhouse.

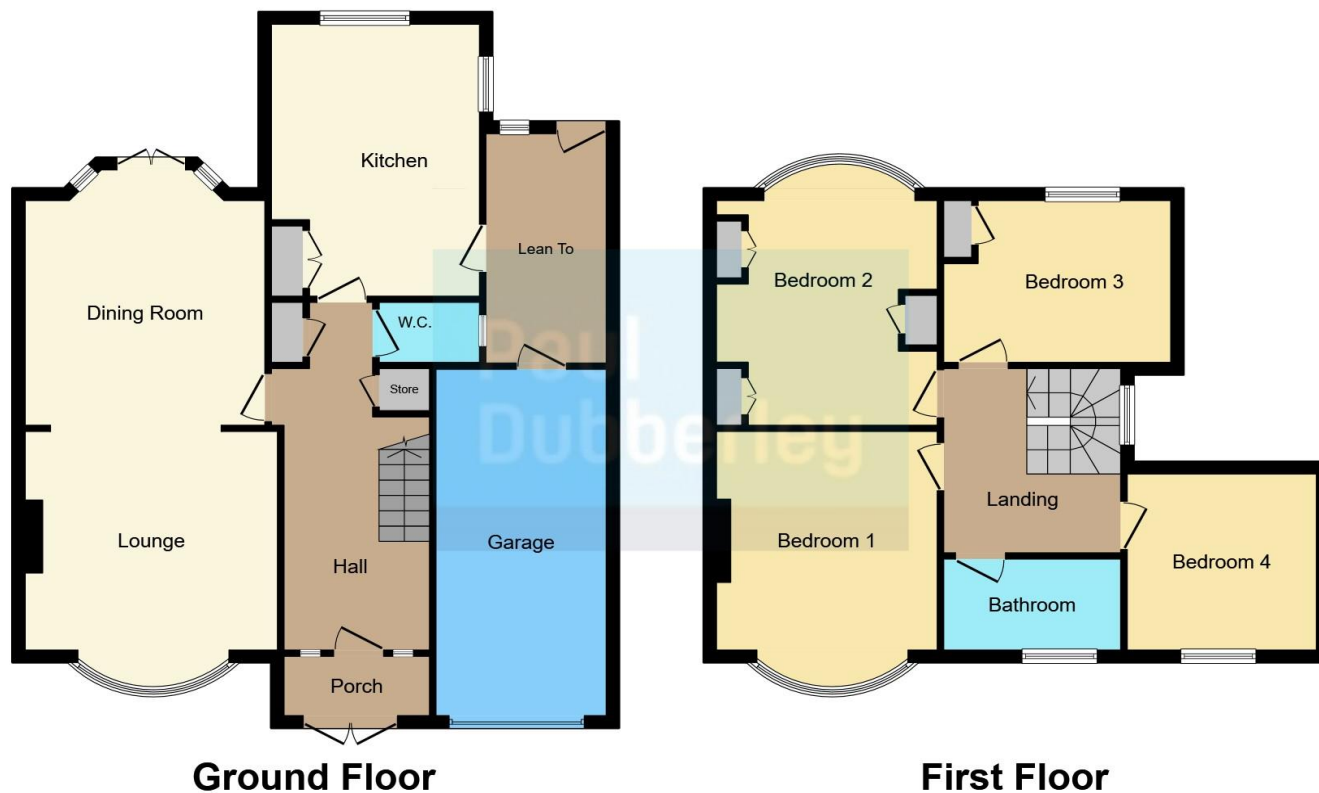
Garage

Having up and over doors, with power and lights.









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

Awaiting Photograph

T 0121 525 2111
E westbrom@pauldubberley.co.uk

290 - 292 High Street
 WEST BROMWICH B70 8EN

EPC Rating: D C/T Band D

view this property online PaulDubberley.co.uk/Property/PWB103625

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.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PWB103625 - 0004

