

for sale

offers in the region of **£240,000** Freehold

**Paul  
Dubberley**



Maud Road WEST BROMWICH B70 7SS



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## Property Description

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## Entrance Porch

Having door to the front elevation, windows to the side elevations and further door into hallway.

## Entrance Hall

Having door to the front elevation, stairs rising to the first floor and doors to.

## Through Lounge

23' 6" x 13' 6" ( 7.16m x 4.11m )

Having a double glazed bow window to the front elevation, fireplace with surround, TV point and central heating radiator.

## Dining Area

Having double glazed doors to the rear elevation door to kitchen and central heating radiator.

## Kitchen

15' 10" x 7' 4" ( 4.83m x 2.24m )

Having a double glazed window to the rear 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, understaors pantry and door to rear garden.

## Landing

Having a double glazed window to the side elevation, stairs from the hallway and doors to.

## Bedroom One

14' 1" x 9' 2" ( 4.29m x 2.79m )

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

## Bedroom Two

10' 3" x 8' 11" ( 3.12m x 2.72m )

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

## Bedroom Three

9' 10" x 7' 4" ( 3.00m x 2.24m )

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

## Bathroom

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

## Front Garden

Having driveway for parking and side gate for access to the rear.

## Rear Garden

Having patio area, lawn area, and surrounding trees and shrubs.



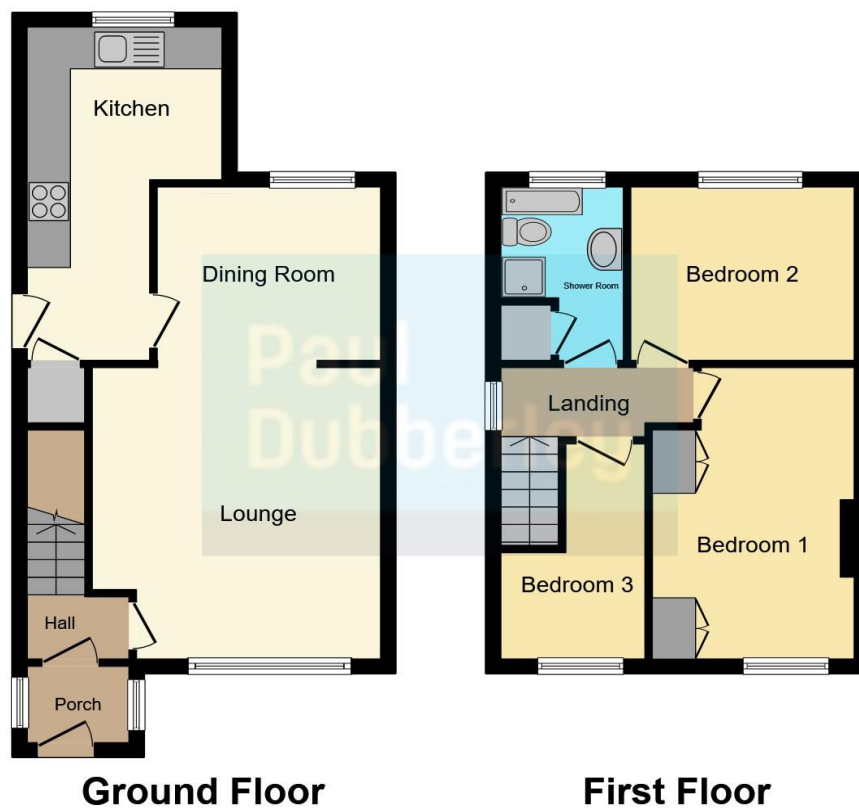












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

To view this property please contact Paul Dubberley on

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**EPC Rating: D C/ T Band B**

**view this property online [PaulDubberley.co.uk/Property/PWB103562](http://PaulDubberley.co.uk/Property/PWB103562)**

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