

for sale
£240,000 Freehold

**Paul
Dubberley**



Lily Street West Bromwich B71 1EB

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Property Description

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Entrance Hall

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

Lounge

13' 5" into bay x 12' into recess (4.09m into bay x 3.66m into recess)
Having a double glazed bay window to the front elevation, gas fireplace, TV and telephone points and central heating radiator.

Reception Room Two

13' 1" max x 12' 1" into recess (3.99m max x 3.68m into recess)
Having a double glazed window to the rear elevation, gas fireplace, TV point, built in storage cupboards central heating radiator and door to rear lobby, door to pantry and door to kitchen and rear garden.

Kitchen

16' 3" x 8' 6" (4.95m x 2.59m)
Having a double glazed window to the side elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, one bowl sink and drainer, tiling to splash prone areas, oven and hob with cookhood over, plumbing for appliances, central heating boiler, central heating radiator and door to rear garden and wet room.

Wet Room

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

Landing

Having stairs from the hallway, storage cupboard and doors to.

Bedroom One

12' 7" max x 8' 8" into recess (3.84m max x 2.64m into recess)
Having a double glazed window to the rear elevation and central heating radiator.

Bedroom Two

13' 2" max x 11' 2" into recess (4.01m max x 3.40m into recess)
Having two double glazed windows to the front elevation and central heating radiator.

Bedroom Three

8' 6" max x 6' 4" max (2.59m max x 1.93m max)
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 with shower over, wash hand basin, low level WC storage cupboard and central heating radiator.









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: D C/T Band A

view this property online PaulDubberley.co.uk/Property/PWB103690

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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