

for sale
£270,000 Freehold

**Paul
Dubberley**



Hydes Road West Bromwich B71 2ED

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Property Description

DO YOU HAVE A PROPERTY TO SELL?

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Entrance Hall

Having a single glazed door with original stained glass to the front elevation, double glazed windows to the front, stairs to the first floor, understairs storage cupboard, electric wall heater and doors to.

Lounge

13' 5" into recess x 12' 5" (4.09m into recess x 3.78m)

Having a double glazed sliding patio door to the rear elevation, gas fire, TV point, central heating radiator and wall lights.

Reception Room Two

13' 5" into bay x 9' 9" into recess (4.09m into bay x 2.97m into recess)

Having a double glazed bay window to the front elevation, electric fire, wall lights and central heating radiator.

Kitchen

14' 9" x 6' 9" max (4.50m x 2.06m max)

Having single glazed windows to the rear and side elevations, fitted kitchen with a range of all and base units, with worksurfaces over, one and half bowl sink and drainer, tiling to splash prone areas, integrated electric oven and hob, with cookerhood over, integrated fridge freezer, plumbing for appliances, central heating boiler, central heating radiator and door to garden.

Landing

Having a single glazed window to the side elevation, stairs from the hallway, loft access and doors to.

Bedroom One

13' 5" into recess x 12' 5" max (4.09m into recess x 3.78m max)

Having a single glazed window to the rear elevation, built in wardrobes and central heating radiator.

Bedroom Two

13' 3" into bay x 9' 9" into recess (4.04m into bay x 2.97m into recess)

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

Bedroom Three

11' 7" x 6' 9" (3.53m x 2.06m)

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

Bathroom

Having a double glazed window to the front elevation, part tiled, shower cubicle, low level WC, vanity wash hand basin, airing cupboard and central heating radiator.



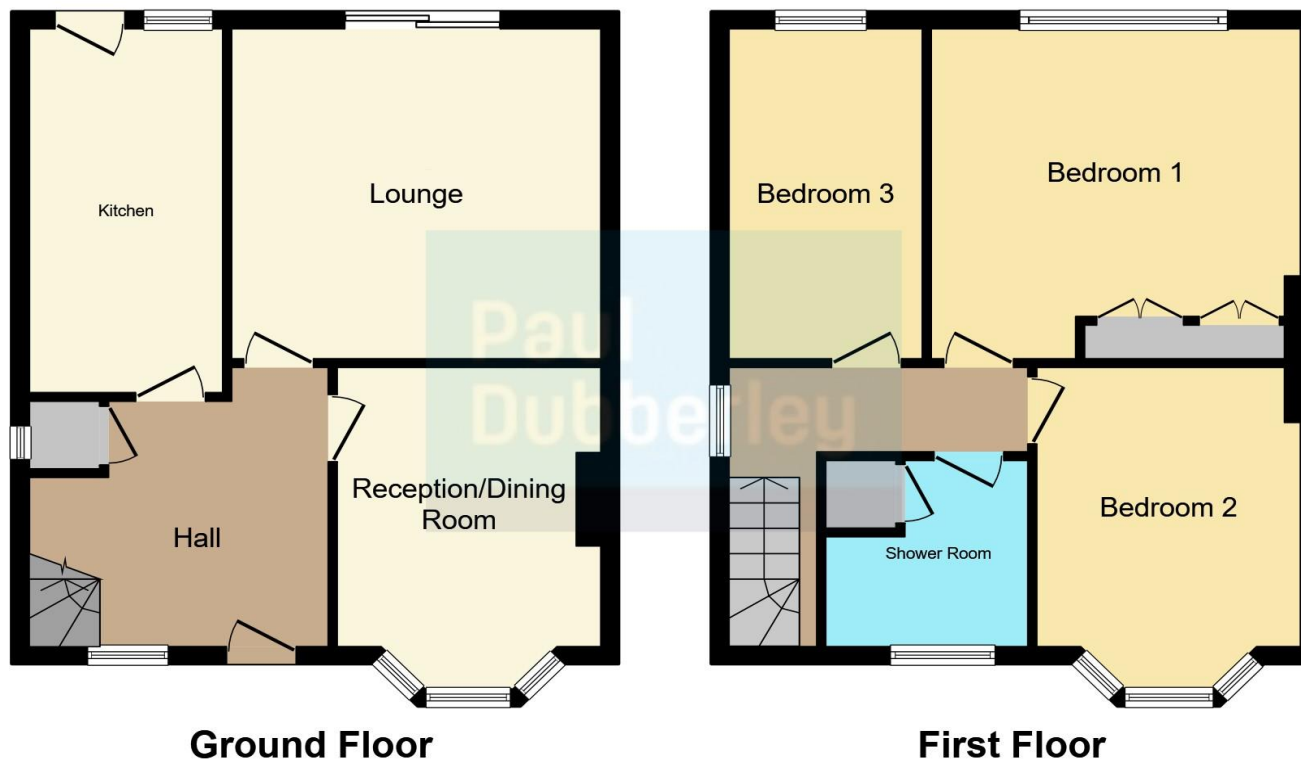




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FRAGILE

Kitchen	<input type="checkbox"/>	Bedroom 1
Living Room	<input type="checkbox"/>	Bedroom 2
Bedroom	<input type="checkbox"/>	Bedroom 3

SmithPackaging



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

view this property online PaulDubberley.co.uk/Property/PWB103688

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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