

for sale

offers over **£305,000** Freehold

**Paul
Dubberley**



Churchfields Way West Bromwich B71 4DP

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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, understairs storage cupboard and doors to.

Lounge

18' 7" x 10' (5.66m x 3.05m)

Having a double glazed window to the front elevation, double glazed patio doors to the rear, TV point, telephone point and two central heating radiators.

Downstairs Wc

Having low level WC and central heating radiator.

Kitchen

17' 5" x 13' 8" (5.31m x 4.17m)

Having a double glazed window to the front elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, one bowl sink and drainer, tiling to splash prone areas, integrated oven and hob with cookerhood over, plumbing for appliances central heating boiler two central heating radiators and patio doors to garden.

Landing

Having stairs from the hallway, double glazed window, loft access and doors to.

Bedroom One

11' 3" x 10' 1" (3.43m x 3.07m)

Having a double glazed window to the front elevation, fitted wardrobes, TV point, central heating radiator and door to ensuite.

Ensuite

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

Bedroom Two

11' x 10' 1" (3.35m x 3.07m)

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

Bedroom Three

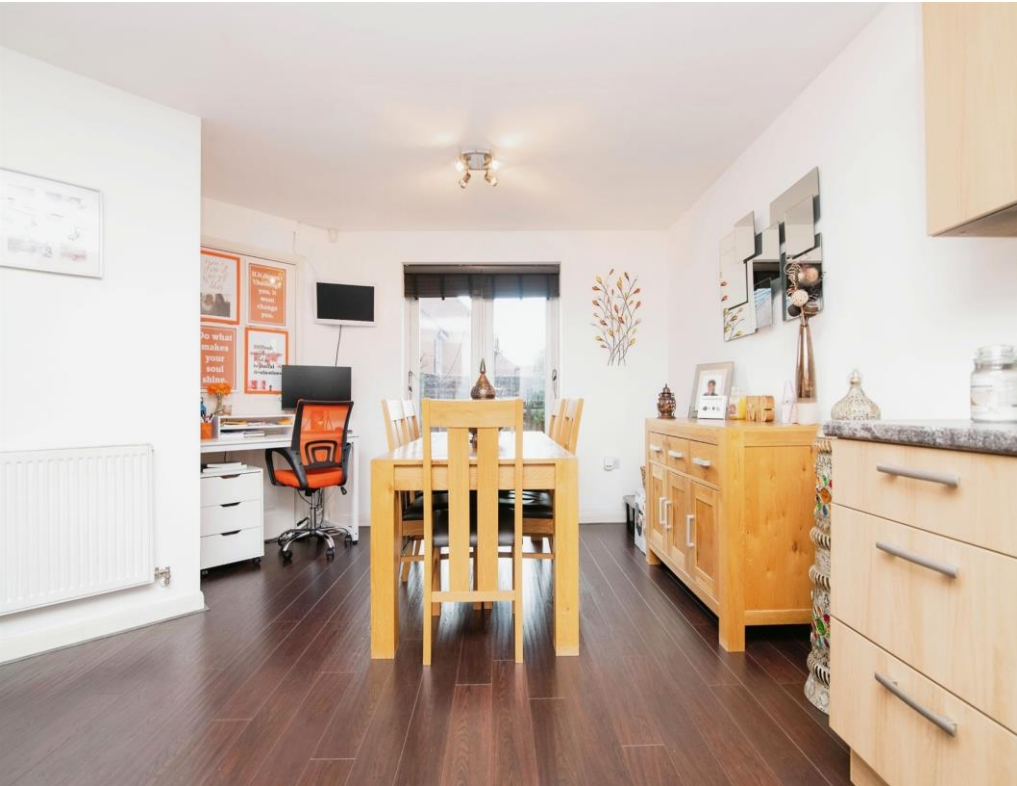
Having a double glazed window to the front elevation and central heating radiator.

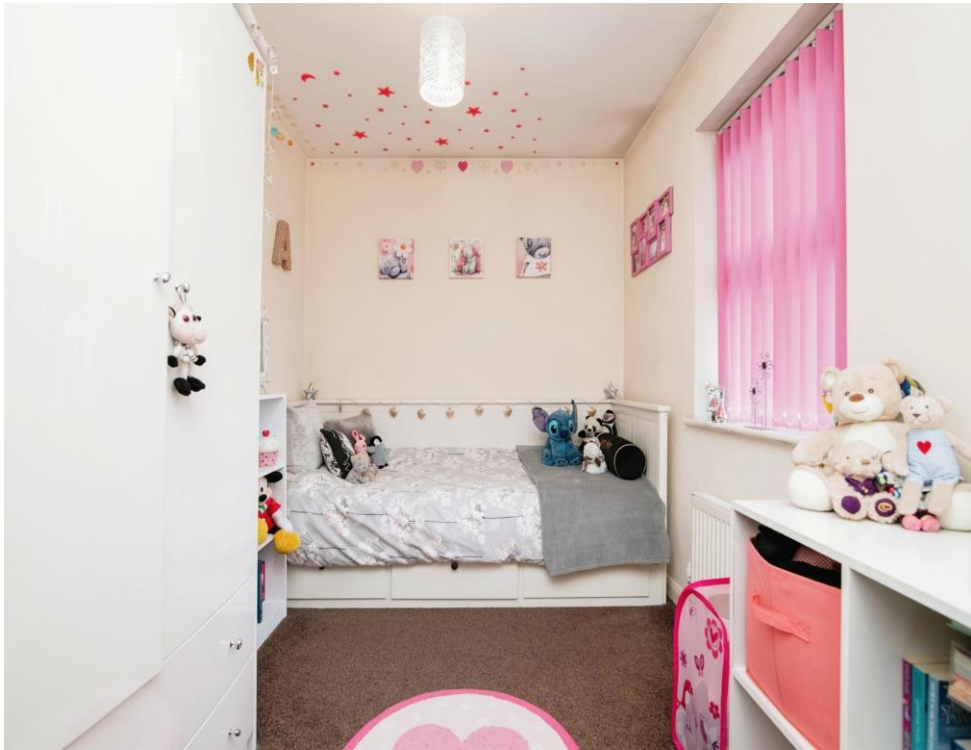
Bathroom

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

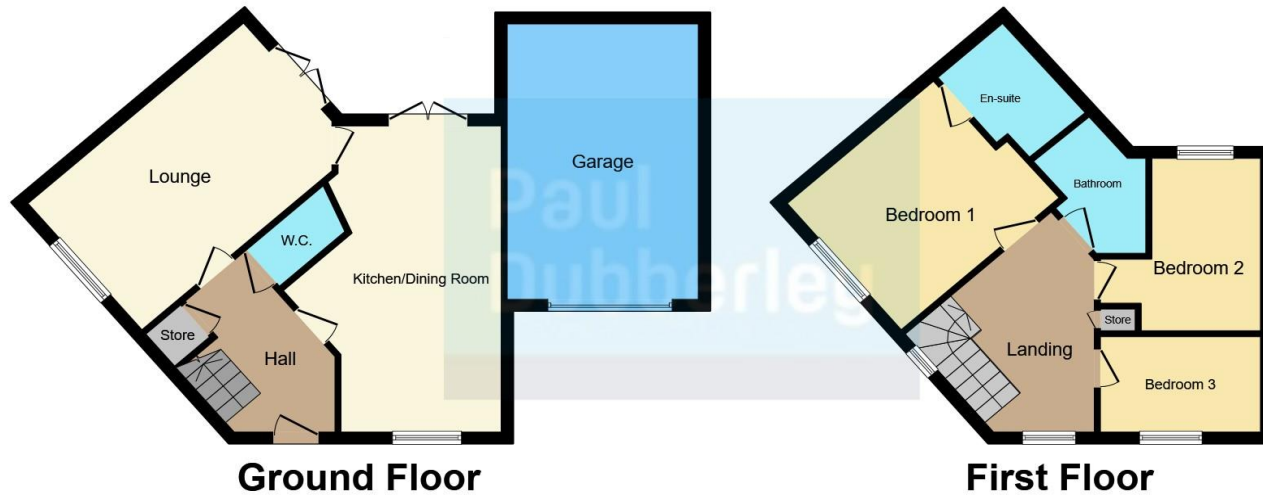
Rear Garden

Lawned area with surrounding shrubs, access to garage, lounge and kitchen areas.









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: C C/T Band D

view this property online PaulDubberley.co.uk/Property/PWB103800

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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