

for sale

offers over **£280,000** Freehold

**Paul  
Dubberley**



Devonshire Road SMETHWICK B67 7NW



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## Property Description

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## Entrance Porch

Having a double glazed sliding door to the front elevation.

## Entrance Hall

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

## Wet Room

Having a double glazed window to the rear elevation, fully tiled with shower, low level WC, wash hand basin and heated towel rail.

## Reception Room One

10' 8" into bay x 11' 8" into recess ( 3.25m into bay x 3.56m into recess )

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

## Reception Room Two/ Bedroom

8' 8" x 6' 6" ( 2.64m x 1.98m )

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

## Lean Too

Having a double glazed door to the front.

## Kitchen

9' 8" x 15' 4" ( 2.95m x 4.67m )

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, one bowl sink and drainer, tiling to splash prone areas, electric oven, gas hob, with cookerhood over, plumbing for appliances, central heating radiator and door to garden.

## Utility Room

Having wall cupboards and central heating

## Landing

Having a double glazed window to the side elevation, stairs from the entrance hall, loft access, central heating radiator and doors to.

## Bedroom One

13' 1" max x 11' 1" upto wardrobe ( 3.99m max x 3.38m upto wardrobe )

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

## Bedroom Two

11' 1" into bay x 11' 1" max ( 3.38m into bay x 3.38m max )

Having a double glazed bay window to the front elevation, TV point and central heating radiator

## Bedroom Four

8' 2" max x 6' 9" max ( 2.49m max x 2.06m max )

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

## Bathroom

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

## Front Garden

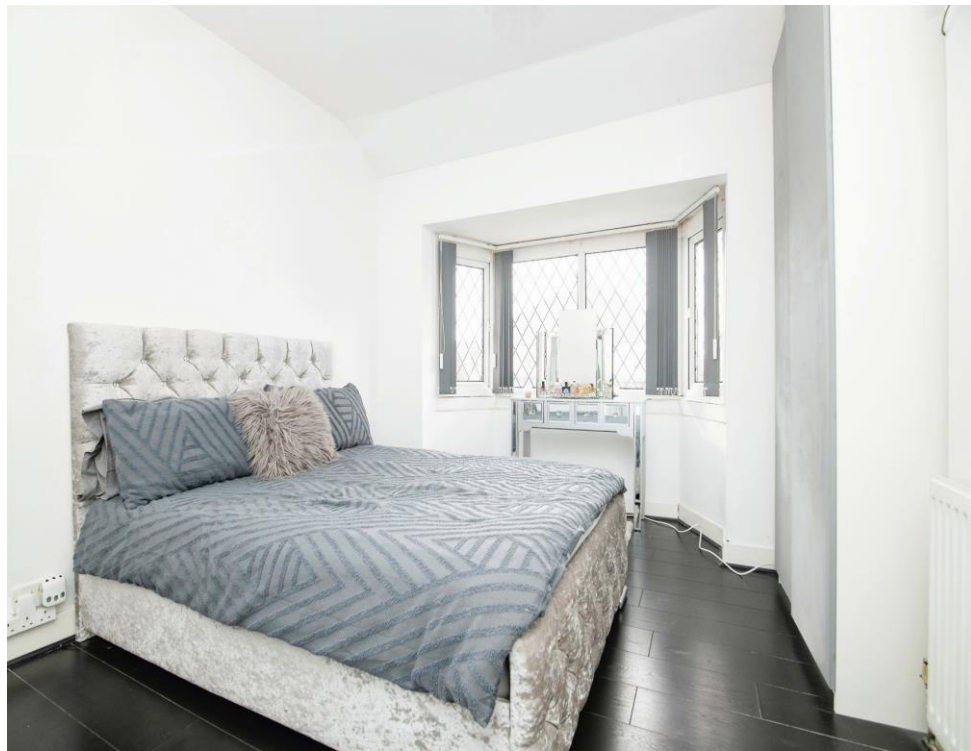
Paved area with gate entrance and surrounding low wall

## Rear Garden

Having patio area, lawn area and surrounding shrubs. Rear access to the property is via Bowden Road.



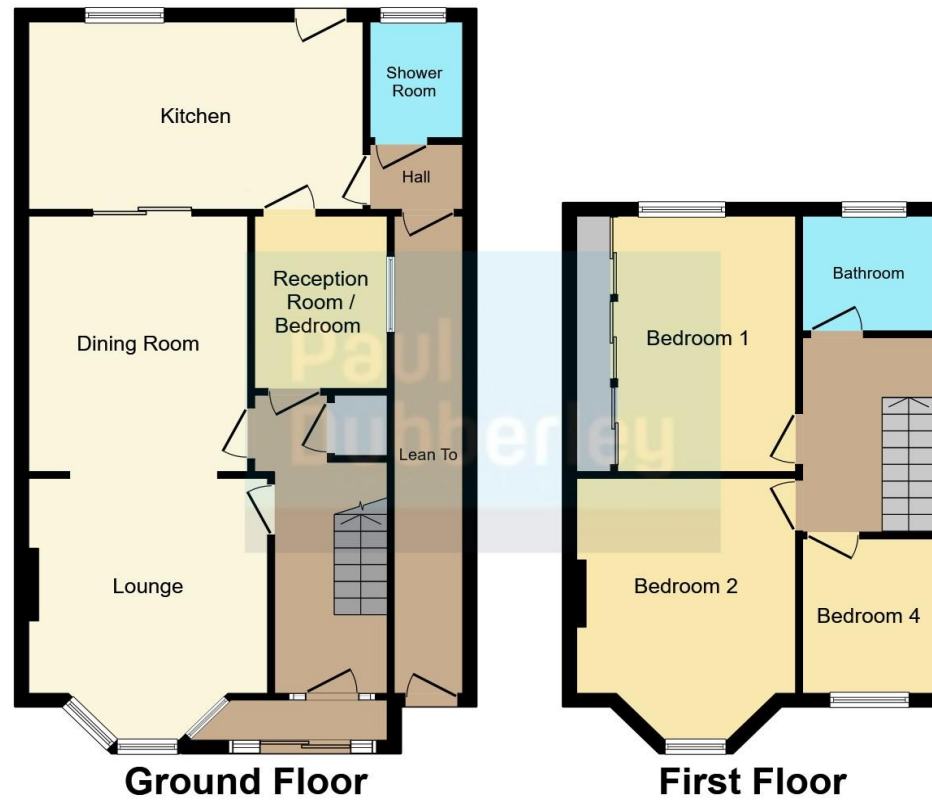












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties 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/PWB103754](http://PaulDubberley.co.uk/Property/PWB103754)**

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