

for sale

offers over **£200,000** Freehold

**Paul
Dubberley**



Hampton Court WEST BROMWICH B71 2EN

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Property Description

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Approach

The property is accessible via a secure gated entry, there is a gravel driveway to the property with parking in front of the garage

Storm Porch

Having double glazed door and window to the front elevation.

Entrance Hall

Having a double glazed door to the front elevation and doors to.

Lounge

16' 4" max x 10' 5" max (4.98m max x 3.17m max)

Having a double glazed window to the front elevation, fire place with surround, wall lights, TV and telephone points, central heating radiator and door to kitchen, inner hall and side entry.

Kitchen

9' 8" x 7' 2" (2.95m x 2.18m)

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel one and half bowl sink and drainer, tiling to splash prone areas, electric oven, gas hob, with cookerhood over, plumbing for washing machine, spotlights and central heating boiler.

Bedroom One

10' 3" max x 10' 2" max (3.12m max x 3.10m max)

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

Bedroom Two

10' 3" max x 7' 9" max (3.12m max x 2.36m max)

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

Bathroom

Having a double glazed window to the side elevation, part tiled, bath with mixer taps and shower over, low level WC, wash hand basin, extractor fan, spotlights and heated towel rail.

Rear Garden

Having side gated accesses, slabbed patio and lawn area with various shrubs and plants to borders.

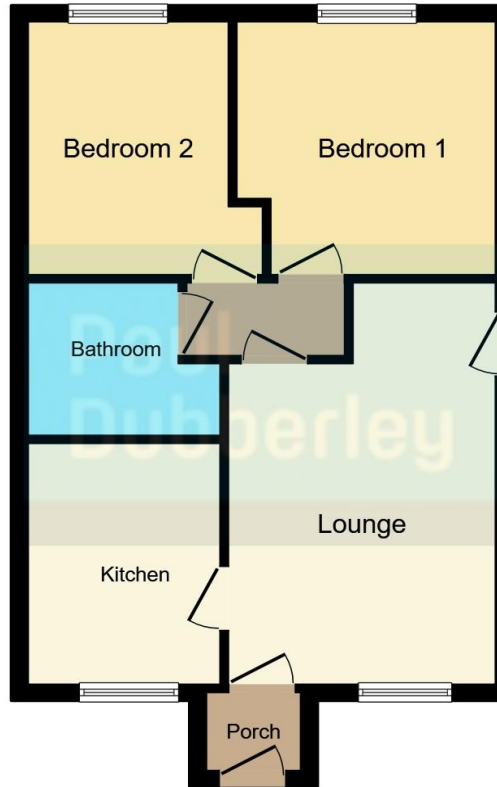
Garage

Having a up and over door, power and lighting.









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: C C/T Band C

view this property online PaulDubberley.co.uk/Property/PWB103760

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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