

for sale
£220,000 Freehold

**Paul
Dubberley**



Kent Street North Birmingham B18 5RT

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Property Description

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Entrance Porch

Having a double glazed door and windows 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.

Lounge

10' 5" into recess x 15' 7" max (3.17m into recess x 4.75m max)

Having a double glazed window to the rear elevation, gas fire, wall lights, TV point, telephone point central heating radiator and door to the conservatory

Kitchen

11' 1" x 9' 8" (3.38m x 2.95m)

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

Conservatory

A UPVC construction with windows to the front side and rear elevations, lights and door to garden.

Landing

Having stairs from the entrance hall and doors to.

Bedroom One

12' 1" max x 7' 5" max (3.68m max x 2.26m max)

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

Bedroom Two

10' 5" max x 8' 5" max (3.17m max x 2.57m max)

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

Bedroom Three

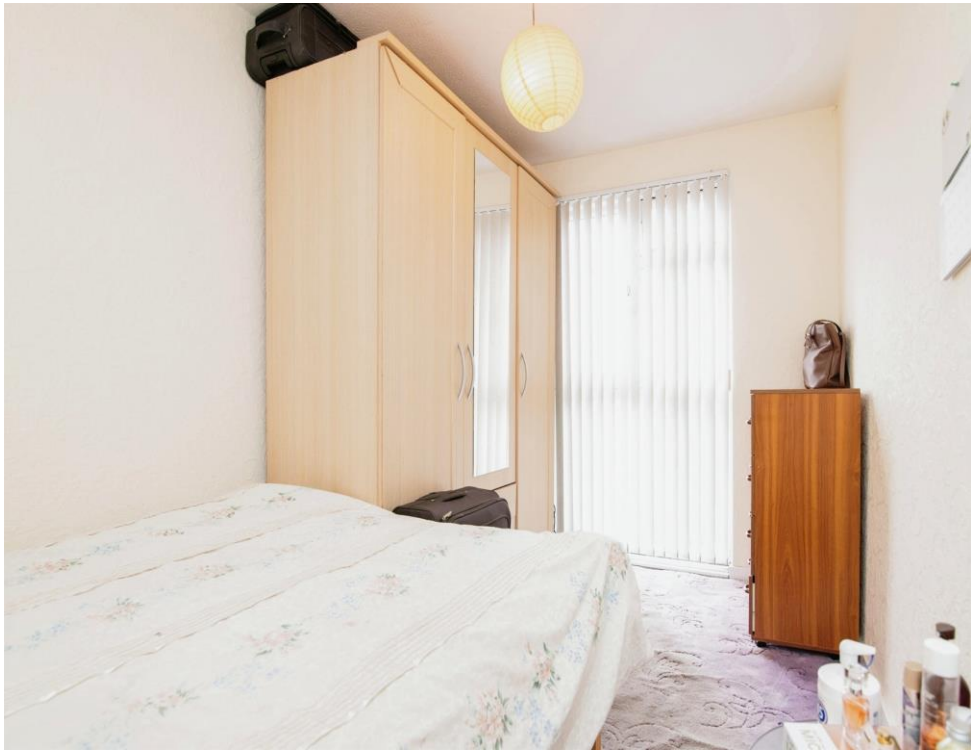
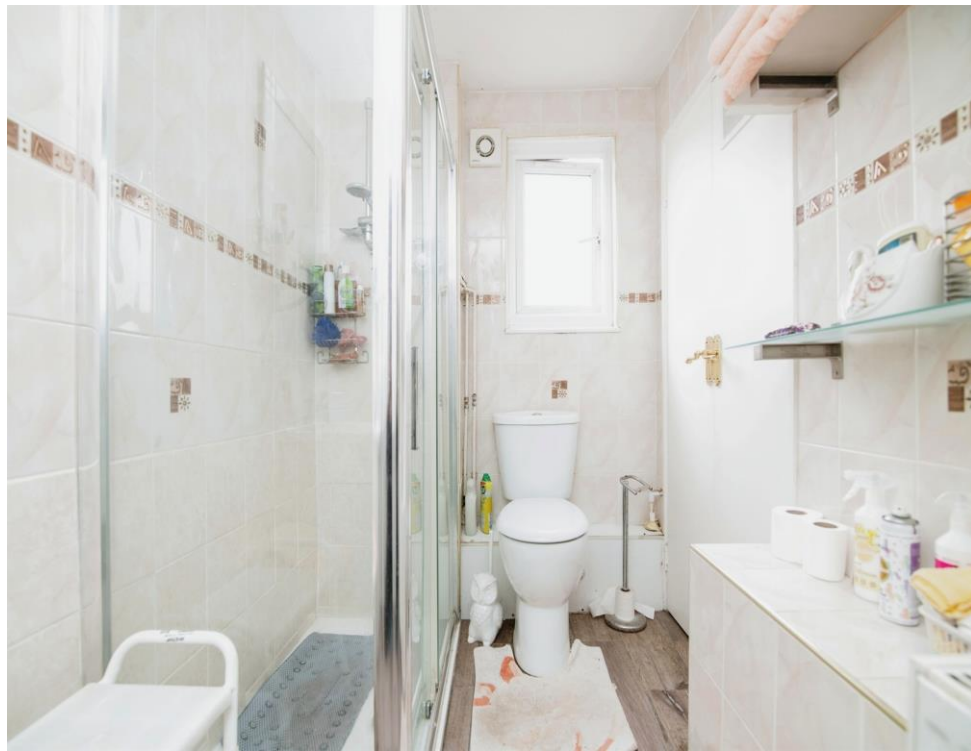
7' 9" max x 7' 9" max (2.36m max x 2.36m max)

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

Shower Room

Having a double glazed window to the front elevation, part tiled with shower cubicle, low level WC, vanity wash hand basin, extractor fan, cupboard housing boiler 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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EPC Rating: C C/T Band A

view this property online PaulDubberley.co.uk/Property/PWB103791

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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