

for sale
£290,000 Freehold

**Paul
Dubberley**



Melbourne Close WEST BROMWICH B70 0SP

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Property Description

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Entrance Hall

Having a double glazed door to the front elevation, double glazed window to the front, stair to the first floor, central heating radiator and doors to lounge.

Lounge

13' 6" x 12' 4" (4.11m x 3.76m)

Having a double glazed bow window to the front elevation, gas fire with surround, TV point, understairs storage cupboard, central heating radiator and door to kitchen.

Kitchen

15' 7" x 10' 3" (4.75m x 3.12m)

Having a double glazed window to the side 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, island bar, electric oven, gas hob, with cookerhood over, central heating radiator and archway leading to the dining/reception room two.

Dining/Reception Room Two

14' 7" x 10' 1" (4.45m x 3.07m)

Having double glazed windows to the rear and side elevation, double glazed patio doors to the rear, TV Point, three skylight windows and two central heating radiators.

Landing

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

Bedroom One

13' 4" x 9' 3" (4.06m x 2.82m)

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

Bedroom Two

9' 2" x 9' 1" (2.79m x 2.77m)

Having a double glazed window to the rear elevation, fitted wardrobes, storage cupboard and central heating radiator.

Bedroom Three

10' 6" x 6' 7" (3.20m x 2.01m)

Having a double glazed window to the front elevation, central heating radiator and storage cupboard housing the boiler.

Front Garden

Having gated entrance with surrounding wall, driveway for parking, access to garage and surrounding trees and shrubs.

Rear Garden

Well maintained garden with blocked paved patio area, lawn area, shed to the rear and surround trees and shrubs with access to both garages.

Front Garage

Having an electric roller shutter door, power supply, lights and sink with drainer.

Rear Garage

Access via rear of property.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

view this property online PaulDubberley.co.uk/Property/PWB103793

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