

for sale

offers in the region of **£280,000** Freehold

**Paul
Dubberley**



Melbourne Close WEST BROMWICH B70 0SP

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Property Description

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Approach

Having gated entrance with brick wall surround, driveway for off road parking and access to garage. There is a small pathway leading to the front entrance, lawn area and various shrubs and plants and gated garden access

Entrance Hall

Having a double glazed door to the side elevation, double glazed window to the side with fitted blinds, stairs to the first floor, central heating radiator and door to lounge.

Lounge

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

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

Open Plan Kitchen

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

Having a double glazed window to the side elevation with fitted blinds, fitted kitchen with a range of wall and base units, worksurfaces over, one and half bowl sink drainer, tiling to splash prone areas, island, electric oven, gas hob, with cookerhood over, central heating radiator and archway leading to the open plan lounge/dining areas

Reception Room Two/Dining Area

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

Having double glazed windows to the rear and side elevations with fitted blinds, double glazed french doors to the rear, TV Point, three skylight windows and two central heating radiators, single upvc double glazed door to the side.

Landing

Having a double glazed window to the side elevation with fitted blinds, 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.

Family Bathroom

Having a double glazed window to the rear with fitted blinds, p-shaped jacuzzi bath with mixer taps over and shower, separate electric shower over, wash hand basin, wc, towel radiator and fully tiled. Extractor fan and spotlights to ceiling.

Rear Garden

A well maintained and landscaped garden, having a lawn area with various plants to borders, block paved patio area and wooden decking area, there is two outbuildings/storage sheds and access to the side and rear garages. Two water taps and outdoor electrical sockets.

Side Garage

Having a remote controlled electric roller shutter door, power supply, lights and work surfaces over with sink drainer, hot water immersion tank, plumbing for domestic appliances and TV point.

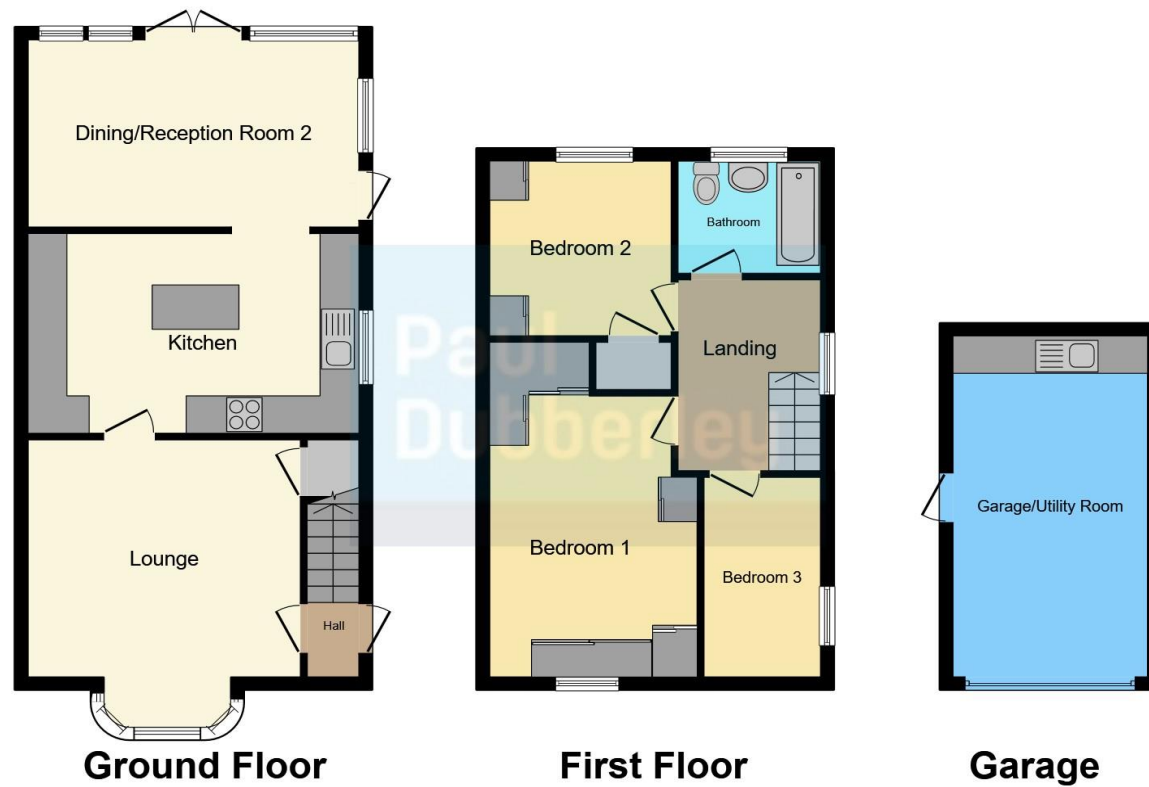
Rear Garage

Having a up and over door, power supply and lighting and door access from the rear garden









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 C/ T Band B

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

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