

for sale

offers in excess of **£300,000** Freehold

**Paul  
Dubberley**



St. Christopher Close WEST BROMWICH B70 6TY

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## Property Description

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## Entrance Porch

Having a double glazed door to the front elevation and double glazed windows to the front and side elevations.

## Entrance Hall

Having a double glazed door to the front elevation, stairs to the first floor and central heating radiator.

## Lounge

28' 3" max x 12' 5" max ( 8.61m max x 3.78m max )

Having double glazed windows to the front and side elevation, double glazed patio door to the rear, and two central heating radiators and door to kitchen.

## Reception Room Two

16' 2" max x 8' 4" max ( 4.93m max x 2.54m max )

Having double glazed patio doors, central heating radiator, doors to downstairs shower room and door kitchen.

## Downstairs Shower Room

Having a double glazed window to the rear elevation, fully tiled with shower cubicle, low level WC, wash hand basin and central heating radiator

## Kitchen

9' 7" x 7' 7" into door recess ( 2.92m x 2.31m into door recess )

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, fully tiled, gas oven and electric hob with cooker hood over,

plumbing for appliances doors to lounge and reception room two.

## Landing

Having a double glazed window to the side elevation, stairs from the entrance hall, storage cupboard loft access and doors to.

## Bedroom One

13' 8" max x 8' 2" max ( 4.17m max x 2.49m max )

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

## Bedroom Two

11' 5" max x 9' 2" into door recess ( 3.48m max x 2.79m into door recess )

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

## Bedroom Three

10' 2" into door recess x 7' 2" ( 3.10m into door recess x 2.18m )

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

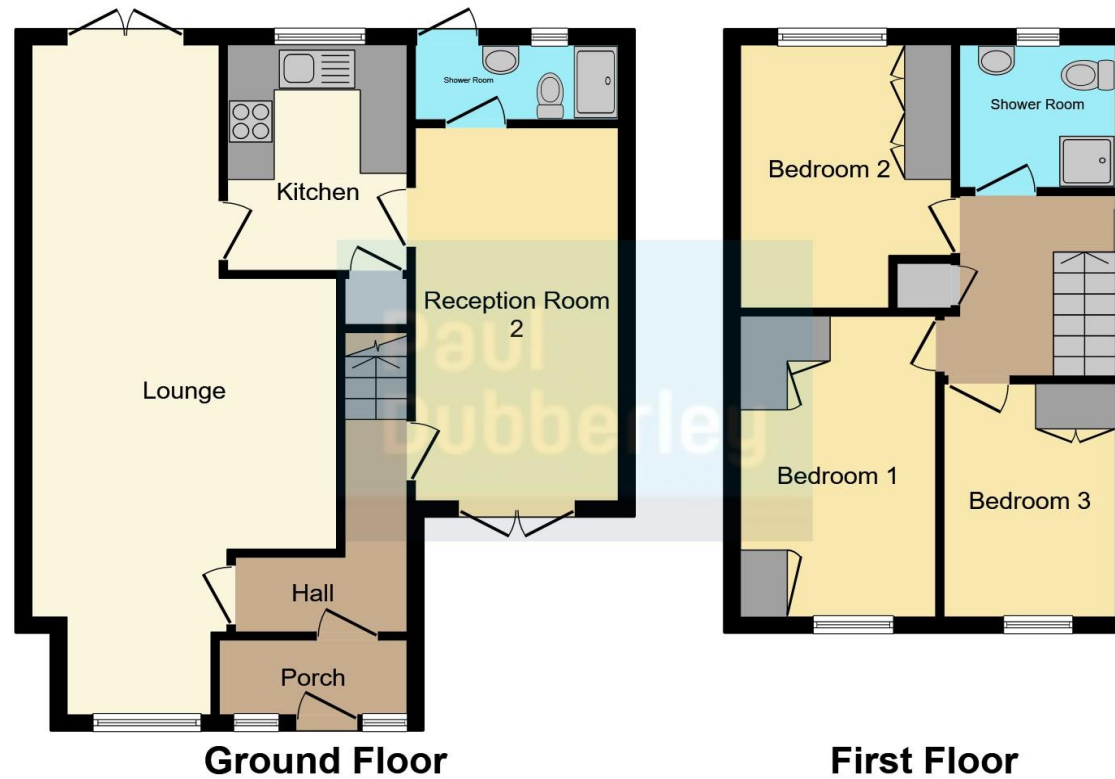
## Shower Room

Having a double glazed window to the rear elevation, fully tiled with shower and shower cubicle, vanity wash hand basin, low level WC, extractor fan and central heating radiator.









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](http://www.focalagent.com)

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**EPC Rating: D**

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