

for sale
£260,000 Freehold

**Paul
Dubberley**



Witton Lane West Bromwich B71 2AE

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Property Description

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Entrance Porch

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

Entrance Hall

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

Downstairs Shower Room

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

Through Lounge

24' 9" max x 10' 6" max (7.54m max x 3.20m max)

Having double glazed bow window to the front elevation, double glazed windows and patio doors to the rear, electric fire with surround, telephone point, TV point, wall lights, and two central heating radiators.

Dining Room

9' 1" x 8' 6" (2.77m x 2.59m)

Having double glazed windows to the rear and side elevations, archway leading to the kitchen, central heating radiator and door to garden.

Kitchen

10' 3" x 7' 8" (3.12m x 2.34m)

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, tiling to splash prone areas, integrated electric oven and gas hob, with cookerhood over, plumbing for appliances, and understairs storage cupboard.

Store Room

10' 3" x 8' (3.12m x 2.44m)

Having a double glazed window to the side elevation, a range of wall and base units, central heating radiator and doors to shower room and dining room.

Landing

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

Bedroom One

13' 9" x 8' 8" (4.19m x 2.64m)

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

Bedroom Two

10' 6" x 9' 3" (3.20m x 2.82m)

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

Bedroom Three

10' 7" max x 7' 4" max (3.23m max x 2.24m max)

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

Bathroom

Having a double glazed window to the front and side elevations, part tiled with bath, low level WC, wash hand basin, shaver point and central heating radiator.

Front Garden

Having steps to the entrance, lawn areas and surrounding shrubs.

Rear Garden

Well maintained garden, with patio area, steps to lawn area, raised pebbled planting areas with plants and shrubs.

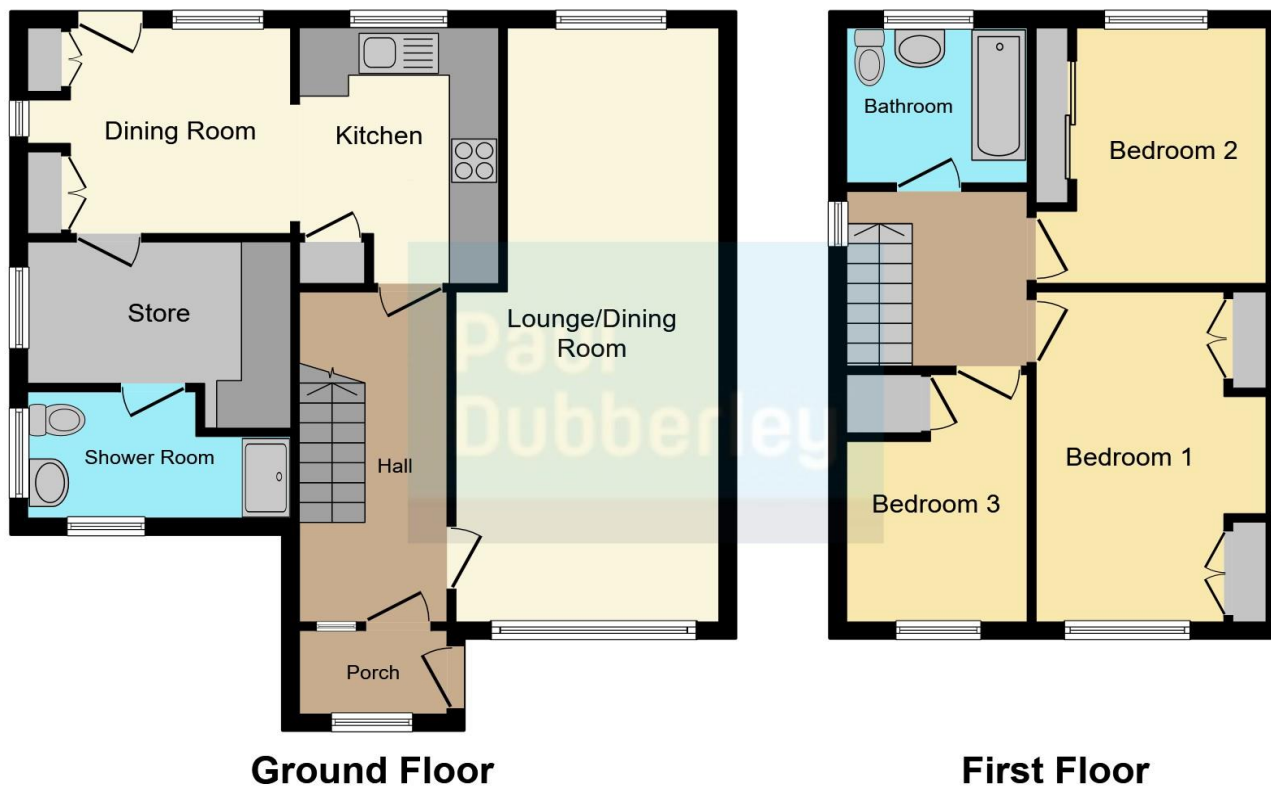
Garage

Having garage to the rear with off road parking, up and over doors, access via the rear garden gate and Rydding Square.









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: Awaited

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