

for sale
£290,000 Freehold

**Paul
Dubberley**



Claypit Lane West Bromwich B70 9UN

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Property Description

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Entrance Hall

Having double glazed door to the front elevation, central heating radiator and doors to.

Cloakroom

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

Lounge

15' 6" max x 13' 4" (4.72m max x 4.06m)
Having a double glazed sliding patio doors to the rear elevation, TV point, understairs storage cupboard and two central heating radiators.

Kitchen

10' 3" max x 6' 8" max (3.12m max x 2.03m max)
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, electric oven, gas hob, fridge freezer and plumbing for dishwasher

Landing

Having stairs from the entrance hall, loft access, airing cupboard housing combi boiler, central heating radiator and doors to.

Bedroom One

11' 1" max x 9' 8" max (3.38m max x 2.95m max)
Having a double glazed window to the front elevation, built in wardrobes and central heating radiator.

En- Suite

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

Bedroom Two

13' 4" max x 9' 3" max (4.06m max x 2.82m max)
Having a double glazed window to the front elevation and central heating radiator.

Bedroom Three

13' 4" x 6' 7" (4.06m x 2.01m)
Having a double glazed window to the rear elevation, built in wardrobes and central heating radiator.

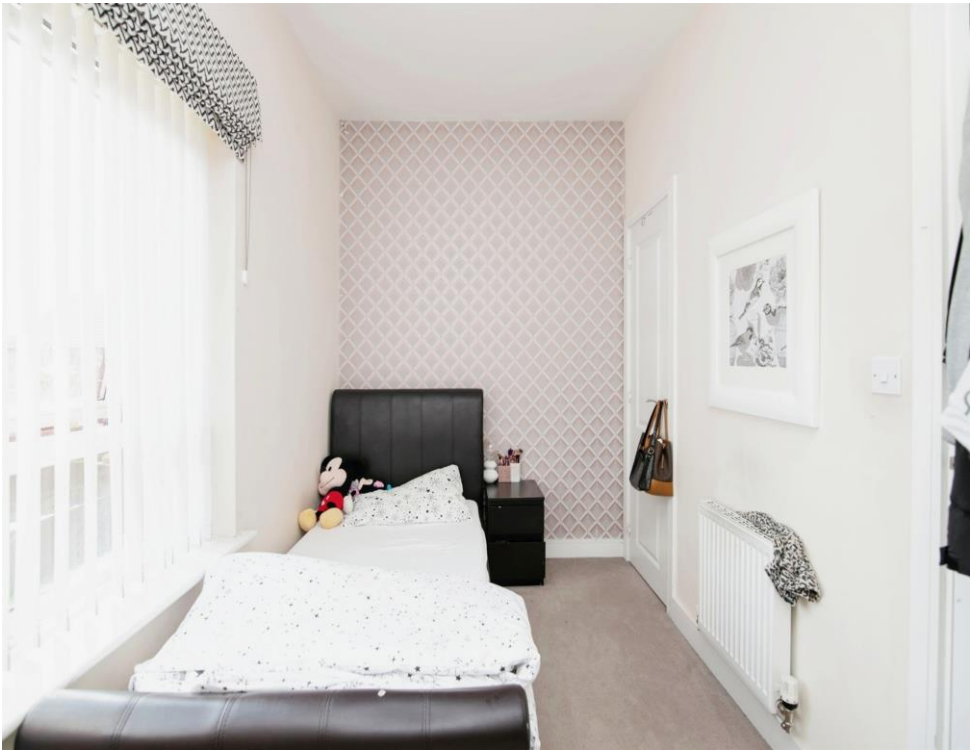
Bathroom

Part tiled with bath, low level WC, wash hand basin, shaver point, extractor fan and central heating radiator.

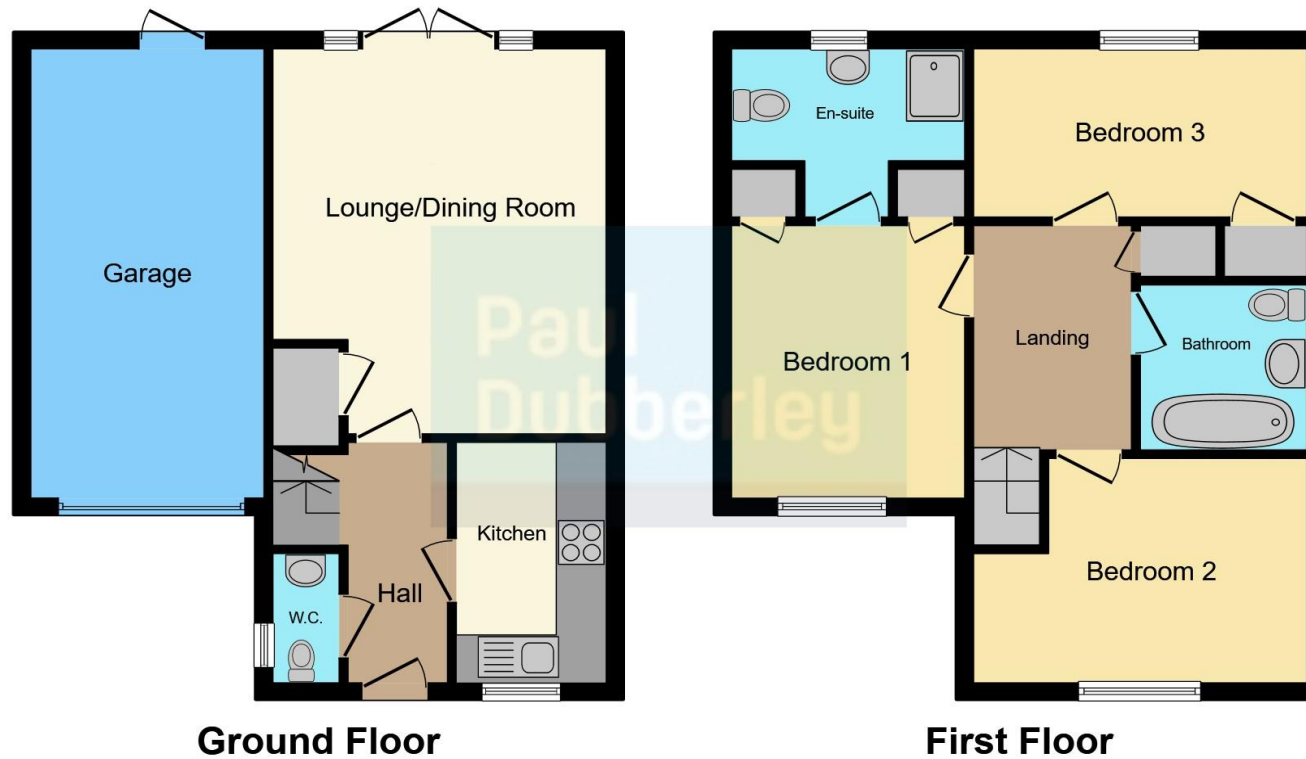
Rear Garden

Having patio area, lawn area and surrounding trees and shrubs.









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

To view this property please contact Paul Dubberley on

Awaiting Photograph

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EPC Rating: B

view this property online PaulDubberley.co.uk/Property/PWB103856

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.

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