

for sale
£260,000 Freehold

**Paul
Dubberley**



Whitgreave Street West Bromwich B70 9BA

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Property Description

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Entrance Hall

Having a double glazed door to the front elevation, stairs to the first floor, understairs storage cupboard housing the combi boiler, central heating radiator and doors to.

Lounge

24' 3" into bay x 10' 7" max (7.39m into bay x 3.23m max)

Having a double glazed bay window to the front elevation, double glazed sliding patio doors to the kitchen, gas fire, wall lights, TV point, telephone point and central heating radiator.

Kitchen/Diner

17' 5" max x 16' 7" max (5.31m max x 5.05m max)

An irregular shaped room with double glazed windows to the rear and side elevations, fitted kitchen with a range of wall and base units, with worksurfaces over, one hand half bowl sink and drainer, tiling to splash prone areas, electric oven and gas hob, with cooker hood over, wall lights, French doors to the garden and central heating radiator.

Landing

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

Bedroom One

13' 5" into bay x 9' 4" max (4.09m into bay x 2.84m max)

Having a double glazed bay window to the front elevation, fitted wardrobes, TV point central heating radiator and loft access with ladders and boarded.

Bedroom Two

10' 9" into recess x 10' 4" max (3.28m into recess x 3.15m max)

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

Bedroom Three

6' 9" max x 5' 8" max (2.06m max x 1.73m max)

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

Shower Room

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

Front Garden

Driveway for parking and access to rear garage.

Rear Garden

Well maintained garden with patio area, gated entrance with steps to lawn area, surrounding shrubs shed to rear and access to garage.









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: Awaited

view this property online PaulDubberley.co.uk/Property/PWB103970

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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