

for sale

offers in the region of **£400,000** Freehold

**Paul
Dubberley**



Oak Road West Bromwich B70 8HW

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Property Description

Branch Manager Bindy Sodhi at Paul Dubberleys is proud to showcase this wonderful family home boasting original features throughout and is not one to be missed, the property is situated on a larger than average plot on the outskirts of West Bromwich Town Centre. The property has potential to be extended further subject to relevant planning permissions. Property comprises of a beautiful large entrance hallway with doors to two reception rooms, kitchen with breakfast area and stairs to the first floor landing. The landing area has a large open space with original stain glassed windows to the rear of the property bringing in a lot of natural light. This property is not one to be missed and registering your interest early is recommended. To register please call the Paul Dubberley team on 0121 525 2111.

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Entrance Hall

Having a single glazed door to the front elevation, single glazed window to the front, understairs storage cupboard, wall lights and central heating radiator.

Through Lounge

16' 4" into bay x 13' 8" into recess (4.98m into bay x 4.17m into recess)

Having a single glazed bay window to the front elevation, single glazed window to the side, double glazed patio doors to the rear, fireplace, wall lights, TV point and two central heating radiators.

Dining Room/Reception Room Two

13' 1" into recess x 12' 1" (3.99m into recess x 3.68m)

Having a single glazed window to the front elevation, open fireplace, TV point, wall lights, serving hatch and central heating radiator.

Kitchen/Breakfast Area

13' 1" max x 15' 4" max (3.99m max x 4.67m max)

Having a fitted kitchen with a range of wall and base units, double glazed and single glazed windows to the rear, stainless steel one and a half bowl sink/drain, worksurfaces over with tiling to splash prone areas, integrated electric hob and integrated electric oven with cooker hood over. Central heating radiator, serving hatch into dining room, breakfast area and door to the rear lobby.

Rear Lobby

Having doors to cloakroom, garage, utility room and garden

Utility Room

Having a single glazed window to the side elevation, a range of base units with worksurfaces over, stainless steel sink and drainer and plumbing for washing machine.

Cloakroom

Having a single glazed window to the rear elevation and low level WC.

Landing

Having a single glazed windows to the rear elevation, central heating radiator and doors to

Bedroom One

16' 4" into bay x 13' 1" max (4.98m into bay x 3.99m max)

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

Bedroom Two

11' 2" x 13' 1" (3.40m x 3.99m)

Having a single glazed window to the front elevation, and central heating radiator.

Bedroom Three

9' 8" x 6' 6" (2.95m x 1.98m)

Having a single glazed window and central heating radiator.

Bathroom

9' 8" max x 13' 1" max (2.95m max x 3.99m max)

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

Garage

Having a roller shutter door, boiler, power and lighting

Separate Double Garage

Having roller shutter doors to the front, power and lighting

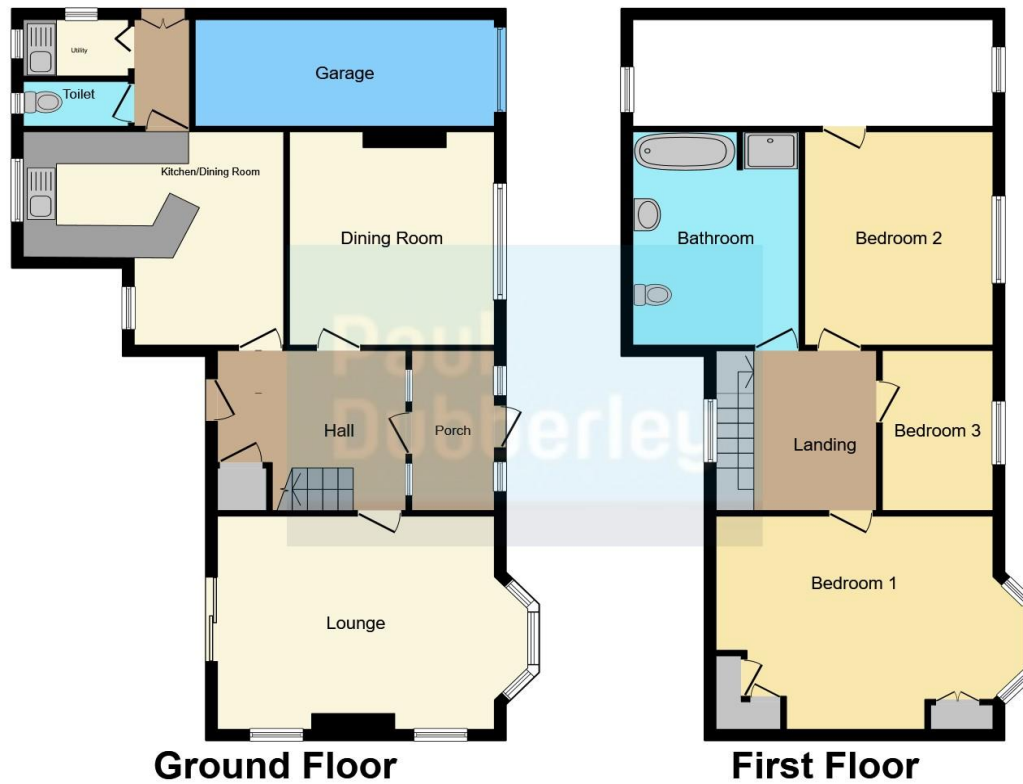
Agent Notes

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









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

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EPC Rating: D C/T BAND E

view this property online PaulDubberley.co.uk/Property/PWB103931

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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