

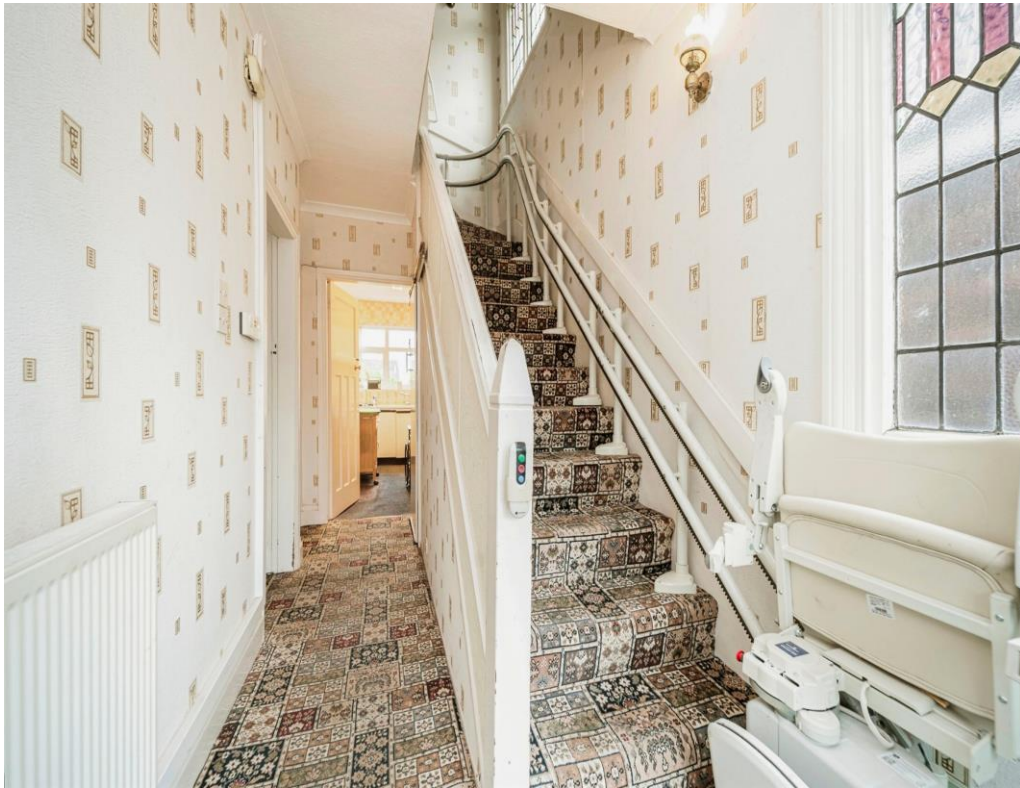
for sale
£210,000 Freehold

**Paul
Dubberley**



Hill Top West Bromwich B70 0PX

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Property Description

DO YOU HAVE A PROPERTY TO SELL?

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Entrance Porch

Having a double glazed door to the front elevation, double glazed windows to the front and side elevations and further door to the entrance hall.

Entrance Hall

Having a single glazed door to the front elevation, single glazed windows to the front and side elevation, stairs to the first floor, understairs storage cupboard, central heating radiator and doors to.

Lounge

28' 4" x 9' 9" (8.64m x 2.97m)

Having a double glazed bay window to the front elevation, double glazed window to the rear, gas fire, TV point, telephone point and two central heating radiators.

Kitchen

12' 2" max x 6' 3" max (3.71m max x 1.91m max)

Having a double glazed window to the rear 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, gas oven and gas hob, central heating radiator and door lean to.

Lean To

Having door to garden.

Landing

Having stairs from the entrance hall, single glazed window to the side elevation, storage cupboard housing the combi boiler and doors to.

Bedroom One

15' 9" into bay x 10' 4" into recess (4.80m into bay x 3.15m into recess)

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

Bedroom Two

12' 5" max x 9' 9" max (3.78m max x 2.97m max)

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

Bedroom Three

8' 8" x 6' 4" (2.64m x 1.93m)

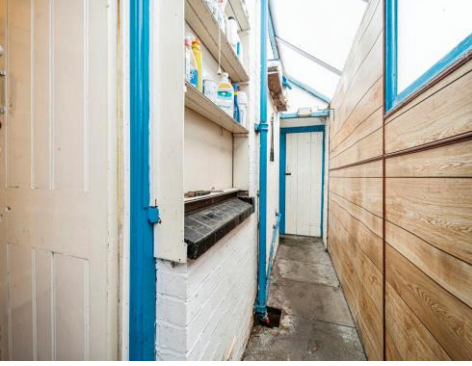
Having a double glazed window to the rear elevation, loft access and central heating radiator.

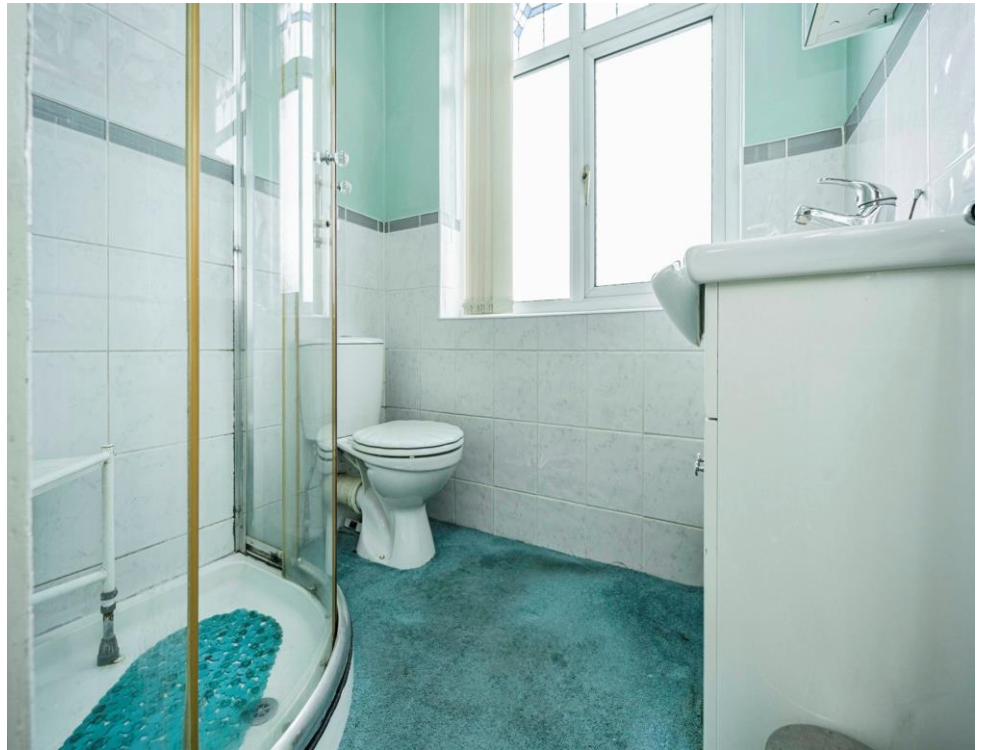
Shower Room

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

Agents Note

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

T 0121 525 2111
E westbrom@pauldubberley.co.uk

290 - 292 High Street
 WEST BROMWICH B70 8EN

EPC Rating: D C/T Band B

view this property online PaulDubberley.co.uk/Property/PWB103893

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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