

for sale
£230,000 Freehold

**Paul
Dubberley**



Lemox Road West Bromwich B70 0QT

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Property Description

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Entrance Porch

Having a double glazed door to the front

Entrance Hall

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

Lounge

12' 5" x 14' 6" (3.78m x 4.42m)
Having a double glazed window to the rear elevation, double glazed sliding door, gas fire with feature surround, wall lights, TV and telephone points and central heating radiator.

Kitchen

12' 4" x 9' 7" (3.76m x 2.92m)
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, gas oven and hob with cooker hood over, plumbing for washing machine, central heating boiler, central heating radiator and door to the side.

Landing

Having stairs from the entrance hall, storage cupboard, loft access and doors to.

Bedroom One

12' 2" x 8' 6" (3.71m x 2.59m)
Having a double glazed window to the rear elevation and central heating radiator.

Bedroom Two

12' 4" x 8' 7" (3.76m x 2.62m)
Having a double glazed window to the front elevation and central heating radiator.

Bedroom Three

8' 5" max x 6' (2.57m max x 1.83m)
Having a double glazed window to the rear elevation and central hating radiator.

Bathroom

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

Front Garden

Paved for parking and side gate for rear access.

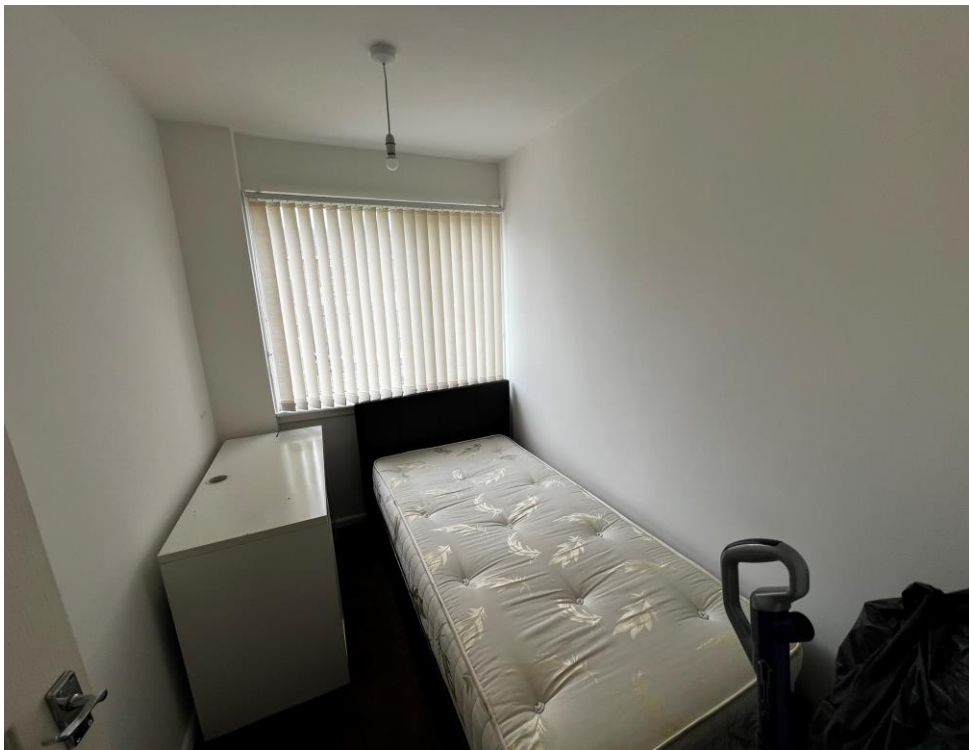
Rear Garden

Patio area, lawn area with pathway through the middle leading to upper level graveled area.

Garage

Garage to the front of the property with up and over door.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Paul Dubberley on

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EPC Rating: C C/T Band B

view this property online PaulDubberley.co.uk/Property/PWB104023

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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