

for sale
£275,000 Freehold

**Paul
Dubberley**



Bustleholme Lane WEST BROMWICH B71 3AT

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Property Description

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Entrance Hall

Having double glazed door to the side elevation, double glazed window to the side, understairs storage cupboard, central heating radiator and doors to.

Lounge

12' 5" x 12' 2" into recess (3.78m x 3.71m into recess)

Having a double glazed window to the side elevation and single glazed window to the rear, multi fuel fire and door to conservatory.

Kitchen

14' 1" max x 8' 9" max (4.29m max x 2.67m max)

Having a double glazed bay window to the front elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, one and half bowl ceramic sink and drainer, tiling to splash prone areas, electric oven and electric hob, with cookerhood over, fridge freezer and central heating radiator.

Utility Room

7' 5" max x 5' 9" max (2.26m max x 1.75m max)

Having a double glazed window to the side elevation, door to the side entry, worksurfaces, central heating boiler and plumbing for washing machine.

Conservatory

13' 3" x 7' 4" (4.04m x 2.24m)

A UPVC construction with door to the side, French doors to the rear garden, lights and central heating radiator.

Landing

Having two double glazed windows to the side elevation, stairs from the hallway, central heating radiator, loft access, loft is insulated and doors to.

Bedroom One

13' 3" x 11' 7" max (4.04m x 3.53m max)

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

Bedroom Two

9' 8" x 10' 3" (2.95m x 3.12m)

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

Bathroom

Having a double glazed window to the side elevation, part tiled, P shaped bath with electric shower over, wash hand basin, low level WC, extractor fan and central heating radiator.

Rear Garden

Having slabbed patio area, lawn area, outbuilding and further outbuilding to rear with power and lights, could be used as office or gym.









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

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EPC Rating: D

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