

for sale  
**£230,000** Freehold

**Paul  
Dubberley**



Radnor Green West Bromwich B71 1JL

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## Property Description

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## Entrance Porch

Having a double glazed door to the front elevation, double glazed windows to the side and front and tiled flooring.

## Entrance Hall

Having a double glazed door to the front elevation, double glazed window to the front, downstairs storage area, central heating radiator, tiled floor and doors to.

## Lounge

13' 6" max x 12' 5" into door recess ( 4.11m max x 3.78m into door recess )

Having a double glazed window to the front elevation, solid fuel fireplace and TV point.

## Dining Room

11' 7" x 9' 9" into recess ( 3.53m x 2.97m into recess )

Having a double glazed window to the rear elevation, door to the kitchen and central heating radiator.

## Kitchen

9' 8" x 8' 6" ( 2.95m x 2.59m )

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 stainless steel sink and drainer, tiling to splash prone areas, electric cooker point, central heating radiator and door to utility room.

## Utility Room

16' max x 8' 2" ( 4.88m max x 2.49m )

An irregular shaped room with a double glazed window to the front elevation, a range of wall and base units with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, plumbing for washing machine, central heating radiator, door to cloak room, door to the front and two doors to the rear.

## Cloak Room

Having a double glazed window to the rear elevation, low level WC, wash hand basin, and tiling to splash prone areas.

## Landing

Having stairs from the hallway, a double glazed window to the side elevation, airing cupboard, loft access and doors to.

## Bedroom One

12' 5" max x 12' 1" upto wardrobe into door recess ( 3.78m max x 3.68m upto wardrobe into door recess )

An irregular shaped room with a double glazed window to the front elevation, fitted wardrobes, telephone point and central heating radiator.

## Bathroom

Having a double glazed window to the rear elevation, part tiled, bath with electric shower over, wash hand basin, and central heating radiator.

## Bedroom Two

11' 8" x 8' 9" ( 3.56m x 2.67m )

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

## Bedroom Three

9' 6" max x 7' 4" max ( 2.90m max x 2.24m max )

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

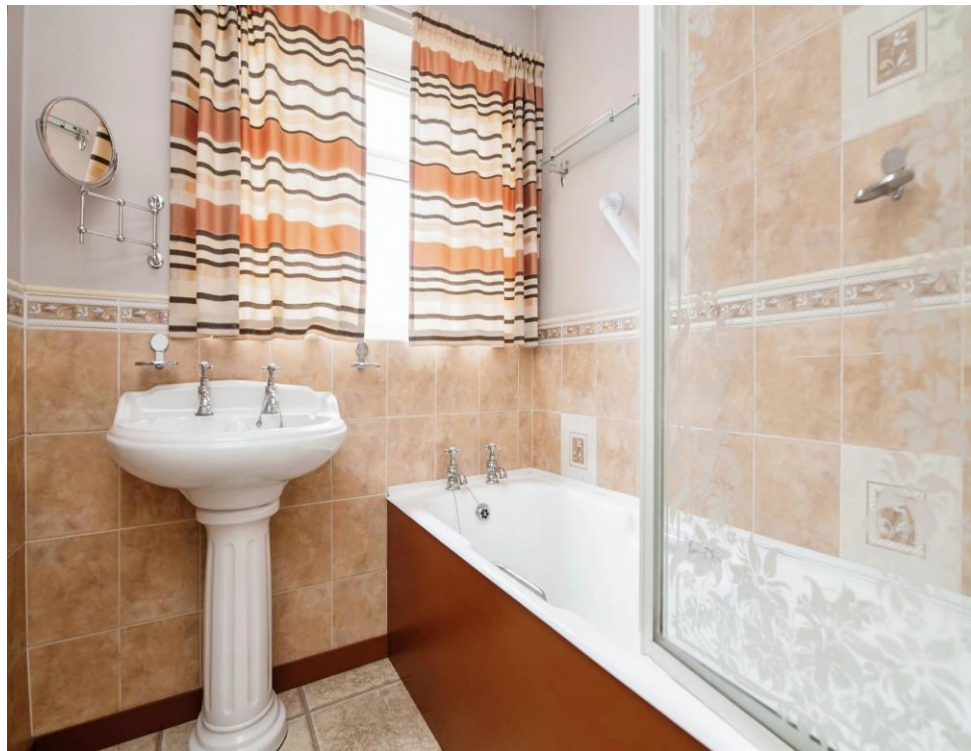
### Separate WC

Having a double glazed window to the side elevation and low level WC.

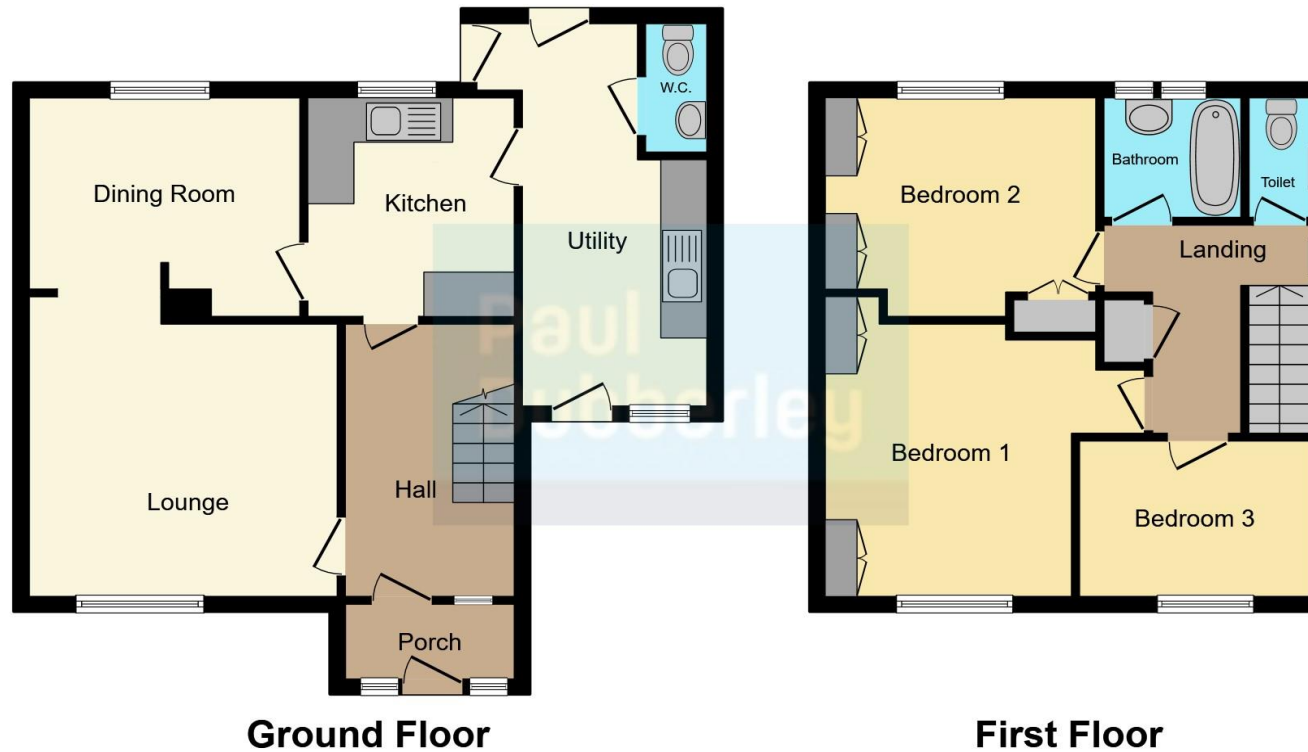
### Agent Notes

No gas supply to the property, central heating is powered by the solid fuel fire in the lounge.









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](http://www.focalagent.com)

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**EPC Rating: D C/T Band A**

**view this property online [PaulDubberley.co.uk/Property/PWB104033](http://PaulDubberley.co.uk/Property/PWB104033)**

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