

for sale

offers in the region of **£350,000** Freehold

**Paul
Dubberley**



St. Benedicts Close West Bromwich B70 6TD

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Property Description

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Entrance

Entrance is to the side of the property with a double glazed door to the front elevation, double glazed window to the side and doors to the kitchen and reception room two.

Reception Room Two

26' 2" x 19' 7" (7.98m x 5.97m)

Having a double glazed window to the rear elevation, double glazed French doors with integrated blinds, TV and telephone points, full spotlights, two central heating radiators and door to kitchen.

Kitchen

13' 1" x 8' 2" (3.99m x 2.49m)

Having a double glazed skylight 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, integrated oven and hob, with cooker hood over, integrated washing machine, dishwasher, fridge freezer, underfloor heating and door to entrance hall.

Lounge

11' 5" max x 12' 1" max (3.48m max x 3.68m max)

Having a double glazed bow window to the front elevation, TV point, wall lights, led lights, door to shower room and central heating radiator.

Shower Room

Having a double glazed window to the side elevation, fully tiled with shower cubicle, low level WC, wash hand basin and extractor fan.

Landing

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

Bedroom One

11' 5" up to wardrobes x 9' 8" max (3.48m up to wardrobes x 2.95m max)

Having a double glazed window to the rear elevation, fitted wardrobes, TV point, telephone point, wall lights, USB sockets and central heating radiator.

Bedroom Two

12' 5" max x 8' 5" max (3.78m max x 2.57m max)

Having a double glazed window to the front elevation, fitted wardrobes, wall lights, spot lights, usb sockets and central heating radiator.

Bedroom Three

9' 8" max x 5' 9" max (2.95m max x 1.75m max)

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

Upstairs Shower Room

Having a double glazed window to the side elevation, fully tiled with shower cubicle, low level WC, vanity wash hand basin, shaver point, extractor fan, spotlights and heated towel rail.

Front Garden

Having a large driveway for parking with an additional feature of retractable bollards.

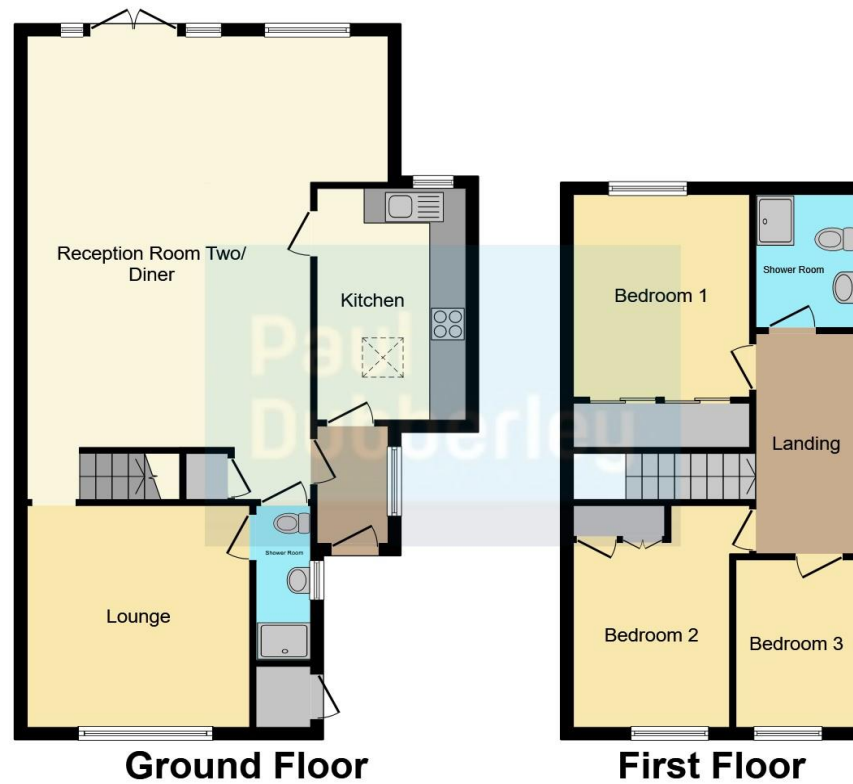
Rear Garden

Having patio area, covered decking area, artificial lawn and surrounding trees and shrubs.









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: C

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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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