

for sale
£180,000 Freehold

**Paul
Dubberley**



Crockford Road West Bromwich B71 2ET

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Property Description

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Entrance Porch

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

Entrance Hall

Having a double glazed door to the front elevation, stairs to the first floor and doors to.

Lounge

12' 9" into bay x 11' 9" (3.89m into bay x 3.58m)

Having a double glazed bay window to the front elevation, gas fireplace, wall lights and central heating radiator and door to kitchen.

Kitchen

11' 3" x 5' 4" (3.43m x 1.63m)

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, one bowl sink and drainer, tiling to splash prone areas, gas oven and hob, understairs cupboard, door to dining room and timber window and door into the sun room.

Dining Room

10' 8" x 9' 10" (3.25m x 3.00m)

Having double glazed sliding patio doors to the rear elevation and central heating radiator.

Sun Room

14' x 7' 3" (4.27m x 2.21m)

Having double glazed windows to the rear and side elevation and door to kitchen and rear garden.

Landing

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

Bedroom One

15' 2" max x 11' 1" max (4.62m max x 3.38m max)

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

Bedroom Two

10' 8" max x 9' 2" max (3.25m max x 2.79m max)

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

Shower Room

Having a double glazed window to the rear elevation, part tiled with shower, low level WC, wash hand basin, extractor fan, cupboard housing boiler and central heating radiator.

Front Garden

Fully slabbed with gated entrance and side gate to access the rear.

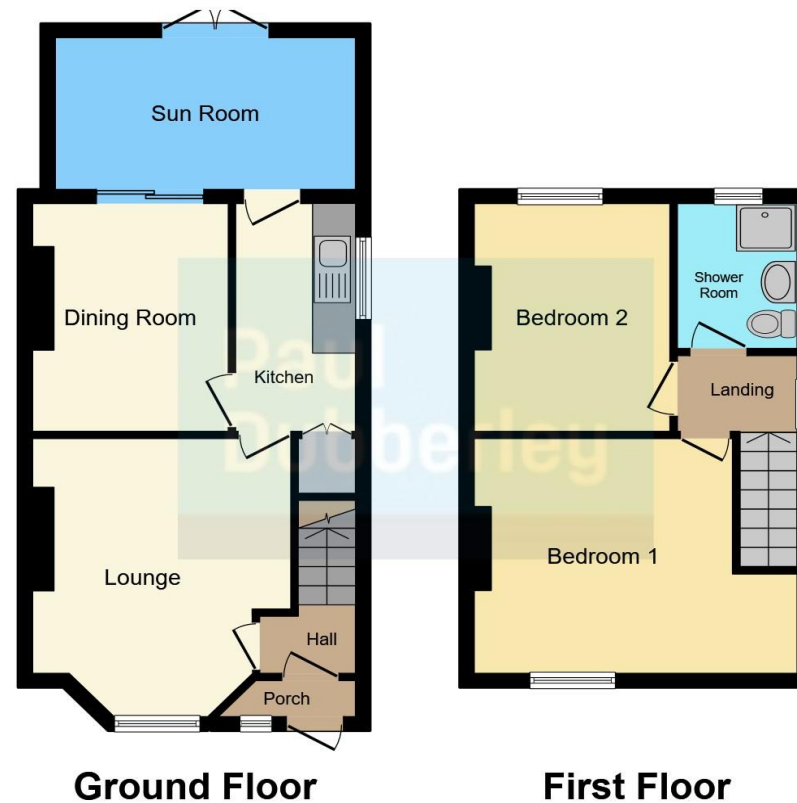
Rear Garden

Having patio area, lawn area with pathway to the middle and surrounding trees and shrubs, garage located to the bottom of the garden with access via lane track and gate that accesses a public open space.









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 C/T Band B

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