

for sale
£290,000 Freehold

**Paul
Dubberley**



Francis Street West Bromwich B70 6NL

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Property Description

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Entrance Hall

Having a double glazed door to the front elevation, cupboard and central heating radiator.

Lounge

15' 7" into bay x 10' 8" into recess (4.75m into bay x 3.25m into recess)

Having a double glazed bay window to the side elevation, open fireplace, TV point and central heating radiator.

Kitchen

13' 8" x 15' 4" (4.17m x 4.67m)

Having a double glazed window to the front elevation, fitted kitchen with a range of wall and base units with worksurfaces over, stainless steel one bowl sink and drainer, tiling to splash prone areas, Integrated electric oven, gas cooker point, plumbing for washing machine and dishwasher, fridge-freezer and central heating boiler.

Landing

Having loft access which is boarded, two central heating radiators and doors to.

Bedroom One

15' 9" up to recess x 10' 2" max (4.80m up to recess x 3.10m max)

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

Bedroom Two

13' 1" max x 9' 2" max (3.99m max x 2.79m max)

Having double glazed windows to the front and side elevation and central heating radiator.

Bedroom Three

9' 8" max x 7' 2" max (2.95m max x 2.18m max)

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

Bathroom

Having bath with mixer taps and shower over, walk in shower, low level WC, vanity wash hand basin, extractor fan and central heating radiator.

Front Garden

Having pathway to entrance, lawn areas, surrounding privacy privet, trees and shrubs.

Rear Garden

Brick wall surround with pebbled area, surrounding trees and shrubs, and door to garage.

Garage

Having up and over doors, power and lights.









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: Awaited

view this property online PaulDubberley.co.uk/Property/PWB103963

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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