

for sale

offers in the region of **£295,000** Freehold

**Paul  
Dubberley**



Wolseley Road West Bromwich B70 0LU

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## Property Description

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## Entrance Porch

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

## Entrance Hall

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

## Cloakroom

Having double glazed window to the front elevation, tiled, low level WC, wash hand basin, plumbing for shower cubicle and central heating radiator.

## Lounge

13' 1" x 12' 5" ( 3.99m x 3.78m )

Having a double glazed bow window to the front elevation, gas fireplace and central heating radiator.

## Dining Room

9' 8" x 8' 5" ( 2.95m x 2.57m )

Having double glazed patio doors into conservatory, spotlights and central heating radiator.

## Kitchen

9' 8" x 10' 1" ( 2.95m x 3.07m )

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel one and half bowl sink and drainer, tiling to splash prone areas, electric oven and hob, with cooker hood over and

central heating radiator.

## Utility Room

20' 7" x 5' 9" ( 6.27m x 1.75m )

Having double glazed windows to the rear and side elevations, a range of wall and base units with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas and central heating radiator.

## Conservatory

9' 2" x 8' 2" ( 2.79m x 2.49m )

A UPVC construction with double glazed windows to the rear and side elevations, lights, electric heater and further door to the garden.

## First Floor Landing

Having stairs from the hallway, double glazed window to the side elevation, stairs to the second floor, airing cupboard and central heating radiator.

## Bedroom One

9' 8" up to wardrobes x 12' 1" mmax ( 2.95m up to wardrobes x 3.68m mmax )

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

## Bedroom Two

8' 2" max x 9' 5" max ( 2.49m max x 2.87m max )

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

## Bedroom Three

9' 2" max x 9' 2" max ( 2.79m max x 2.79m max )

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

## Bathroom

Having a double glazed window to the rear elevation, part tiled, corner bath, shower, low level WC, vanity wash hand basin and central heating radiator.

## Second Floor Landing

Double glazed skylight, storage to eaves and doors to

## Loft Room One Second Floor

16' 4" x 8' 2" ( 4.98m x 2.49m )

Having double glazed skylight windows to the rear and side elevations, wash hand basin and cupboard housing central heating boiler. Room has restricted head height.

## Loft Room Two Second Floor

7' 2" x 10' 5" ( 2.18m x 3.17m )

Having a double glazed skylight window to the front elevation and central heating radiator. Room has restricted head height.

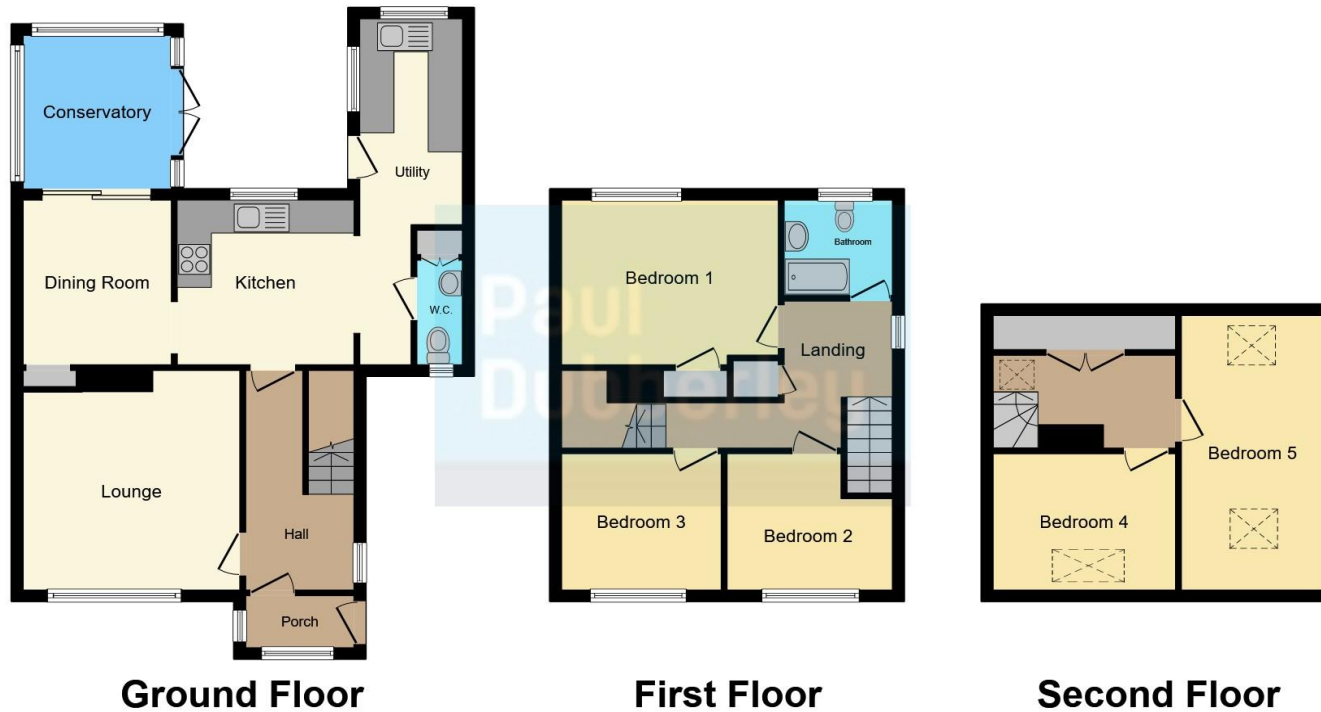
## Rear Garden

The garden is low maintenance with it being fully slabbed.









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**EPC Rating: Awaited**

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Property Ref: PWB104055 - 0002

