

for sale
£375,000 Freehold

**Paul
Dubberley**



Bustleholme Avenue West Bromwich B71 3BA

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Property Description

DO YOU HAVE A PROPERTY TO SELL?

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Front Garden

Having stairs from the road leading up to the property, having a tiered front garden with various shrubs and hedges.

Entrance Porch

Having a double glazed door and window to the front elevation and further door into the entrance hall.

Entrance Hall

Having a double glazed window to the front elevation, stairs to the first floor, central heating radiator, understairs storage cupboard and doors to.

Cloakroom

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

Lounge

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

Having a double glazed bay window to the rear elevation, electric fire, wall lights, telephone point, TV point and central heating radiator.

Reception Room Two

13' 1" into bay x 14' 4" max (3.99m into bay x 4.37m max)

Having a double glazed bay window to the front elevation, electric fire and central heating radiator.

Kitchen

18' 4" x 8' 2" (5.59m x 2.49m)

Having double glazed bay window to the side elevations and two double glazed windows to the side and rear elevations, fitted kitchen with a range of wall and base units, with worksurfaces over, one bowl sink and drainer, gas cooker point with cooker hood over, plumbing for washing machine and dishwasher, fridge, central heating boiler, central heating radiator and door to garden.

Landing

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

Bedroom One

13' 1" into bay x 11' 8" up to wardrobes (3.99m into bay x 3.56m up to wardrobes)

Having a double glazed bay window to the front elevation, fitted wardrobes and central heating radiator.

Bedroom Two

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

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

Bedroom Three

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

Having a double glazed bay window to the front elevation, fitted wardrobes, central heating radiator and loft access which is insulated.

Bathroom

Having double glazed windows to the rear and side elevations, part tiled, corner bath, shower cubicle, vanity wash hand basin, low level WC, bidet, extractor fan and central heating radiator.

Rear Garden

Having a low level tiered garden, with various plants and hedges, pebbled areas with fish pond, rear gated access and door to garage

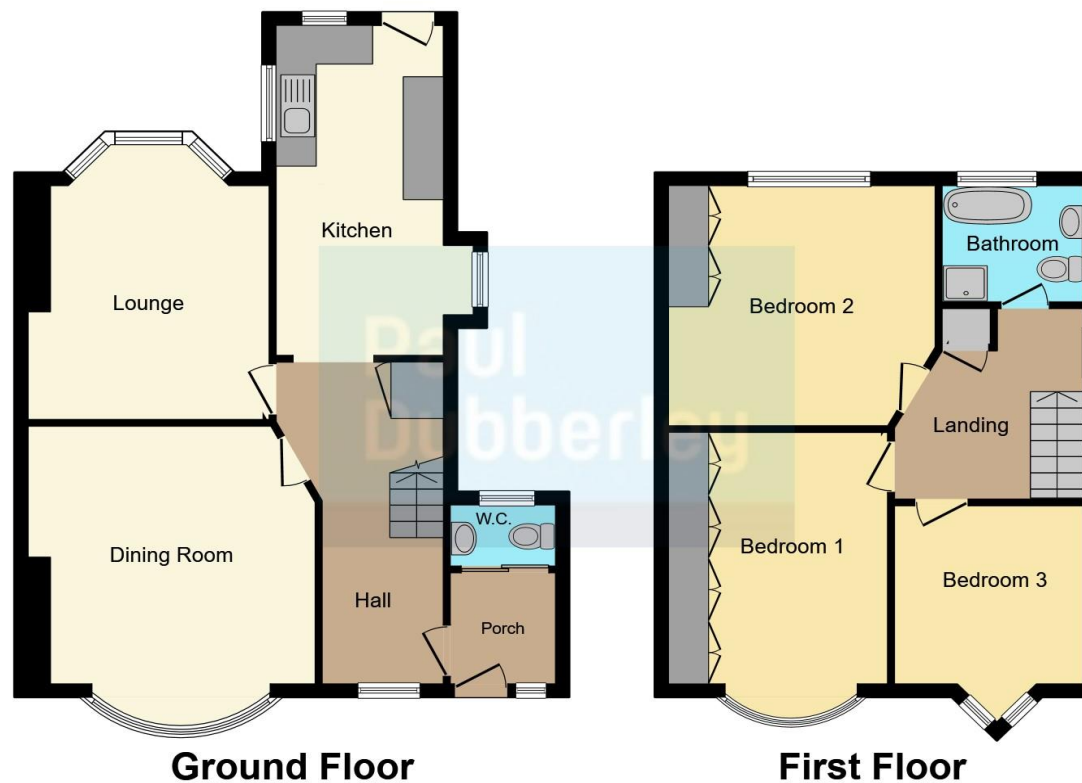
Garage

Having windows to the rear and side, power and lighting and electric roller shutter door to allow vehicle access. Accessed via private road with space for up to three cars.









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 E

view this property online PaulDubberley.co.uk/Property/PWB104038

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