

for sale

offers over **£290,000** Freehold

**Paul
Dubberley**



Charlemont Avenue West Bromwich B71 3BY

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Property Description

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Entrance Porch

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

Entrance Hall

Having a single glazed door to the front elevation, single glazed window to the front, understairs storage cupboard, telephone point, central heating radiator and doors to.

Through Lounge

22' 3" into bay x 13' 1" into recess (6.78m into bay x 3.99m into recess)

Having double glazed bay window to the front and rear elevations, double glazed French doors to the rear, gas fireplace, wall lights, TV point, telephone point and two central heating radiators.

Kitchen

8' 5" x 10' 8" (2.57m x 3.25m)

Having a double glazed window to the rear elevation, fully 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 gas hob, plumbing for dishwasher, central heating boiler, central heating radiator and door to utility room.

Utility Room

8' 5" max x 3' 3" max (2.57m max x 0.99m max)

Having a single glazed window to the side elevation, worksurfaces, plumbing for washing machine and door to garden.

Landing

Having stairs from the hallway, original stain glassed single glazed window to the side elevation, loft access which is insulated and doors to.

Bedroom One

12' 5" into bay x 11' 8" (3.78m into bay x 3.56m)

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

Bedroom Two

11' 5" into bay x 11' 8" (3.48m into bay x 3.56m)

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

Bedroom Three

8' 5" x 12' 1" (2.57m x 3.68m)

Having a double glazed window to the rear elevation.

Bathroom

Having double glazed windows to the front and side elevations, part tiled, bath with electric shower over, wash hand basin, low level WC, spotlights, extractor fan and central heating radiator.

Front Garden

Having blocked paved driveway for parking and access to garage.

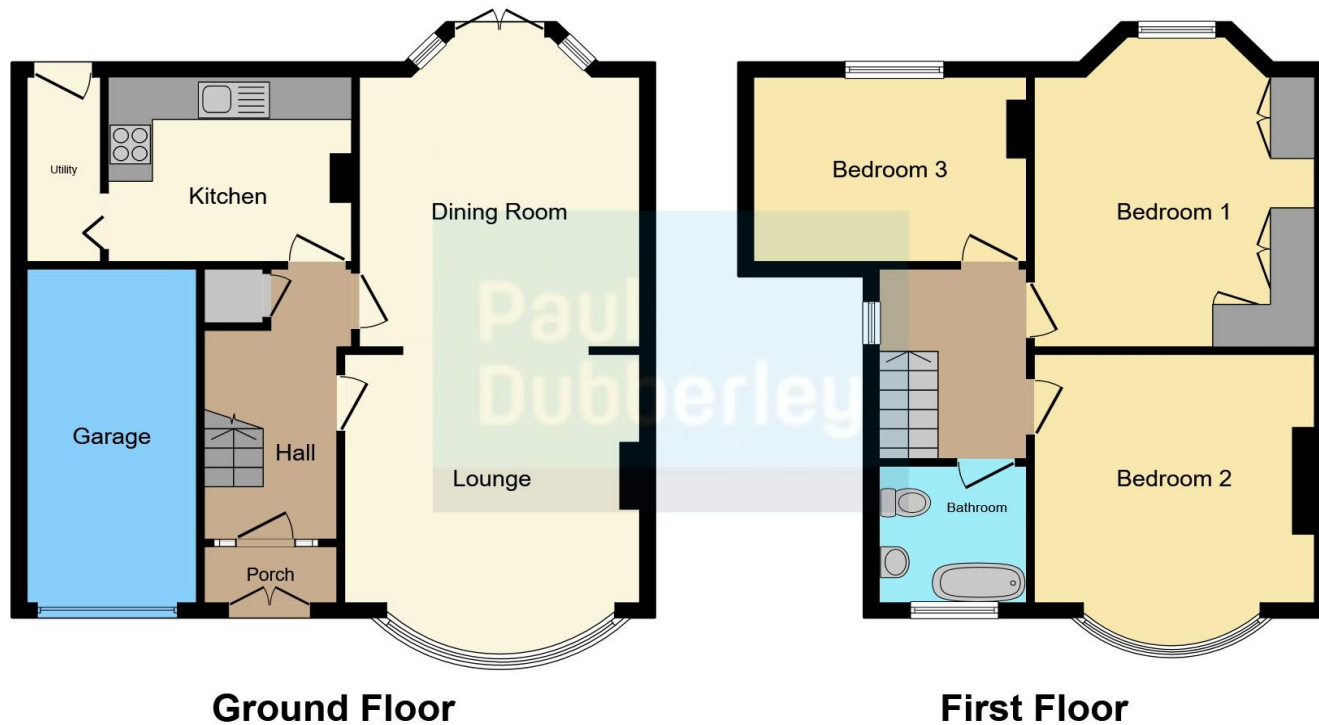
Rear Garden

Well maintained tiered garden with multiple patio areas, lawn areas 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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