

for sale  
**£300,000** Freehold

**Paul  
Dubberley**



Selkirk Close West Bromwich B71 1BH

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## Property Description

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## Entrance Porch

Having double glazed door to the front elevation double glazed windows to the front and side elevations with a further triple glazed door to the entrance hallway

## Entrance Hallway

Having doors to the dining room, lounge and stairs rising to the first floor landing

## Lounge

18' 11" x 9' 11" max ( 5.77m x 3.02m max )

Having a triple glazed window to the front and rear elevation, central heating radiator, wall lights, telephone point and TV point.

## Kitchen/Diner

18' 11" max x 12' 5" into recess ( 5.77m max x 3.78m into recess )

Having a triple glazed window to the front elevation, Bi-folding doors leading to the rear garden, high specification white high gloss wall and base units, with work surfaces over, sink and drainer, tiling to splash prone areas, electric oven, gas hob, with cooker hood over, plumbing for dishwasher and central heating radiator.

## First Floor Landing

Having loft access point, central heating radiator, storage cupboard and doors to.

## Bedroom One

12' 11" x 9' 4" ( 3.94m x 2.84m )

Having a triple glazed window to the front

elevation, central heating radiator and TV point

## Bedroom Two

13' 4" max x 9' 8" ( 4.06m max x 2.95m )

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

## Bedroom Three

Having a triple glazed window to the rear elevation, central heating radiator and cupboard housing boiler

## Shower Room

Having a triple glazed window to the rear elevation, shower cubicle, vanity wash hand basin, extractor fan, low level WC and is fully tiled

## Front Garden

Having brick wall surround and is block paved.

## Rear Garden

Tiered Garden having a porcelain tiled patio area with seating area under a large pagoda, brick wall with stairs leading to concrete printed area with storage shed

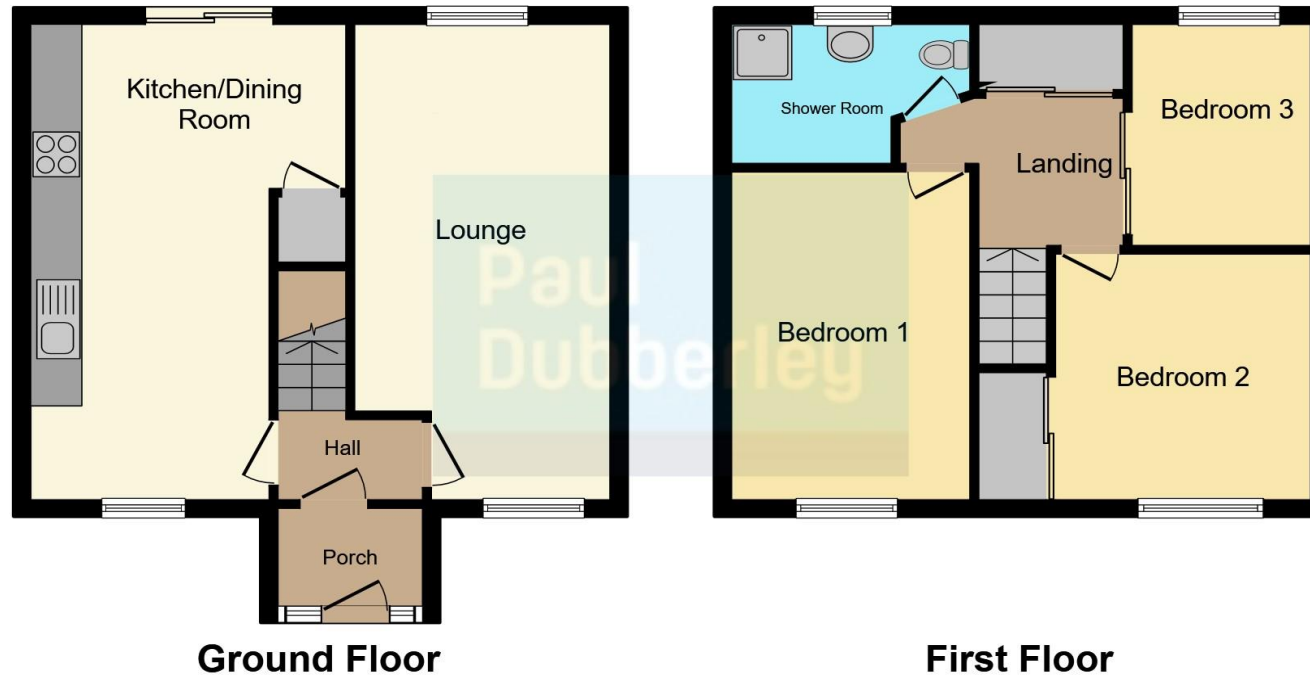
## Garage

There is a garage which is currently available to rent through Sandwell Council under a separate lease









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](http://www.focalagent.com)

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**EPC Rating: C**

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