

for sale

offers in the region of **£235,000** Freehold

**Paul
Dubberley**



Westmorland Road WEST BROMWICH B71 1HQ

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Property Description

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Cloakroom

Having a double glazed window to the front elevation, wash hand basin, tiling to splash prone areas, low level WC extractor fan and central heating radiator.

Through Lounge

32' 8" x 13' 1" (9.96m x 3.99m)

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

Kitchen

Having a double glazed window to the rear elevation, skylight window to the rear, fitted kitchen with a range of wall and base unit with worksurfaces over, stainless steel one bowl sink and drainer, tiling to splash prone areas, electric oven and gas hob, plumbing for washing machine and door to garden.

Landing

Having a double glazed window to the front elevation, stairs from the hallway, loft access, central heating radiator and doors to.

Bedroom One

13' 1" x 8' 2" upto wardrobes (3.99m x 2.49m upto wardrobes)

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

Bedroom Two

8' 5" x 6' 2" (2.57m x 1.88m)

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

Bathroom

Having a double glazed window to the side elevation, fully tiled, bath with electric shower over, vanity wash hand basin, low level WC, extractor fan and heated towel rail.

Front Garden

Rear Garden









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

To view this property please contact Paul Dubberley on

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EPC Rating: D

view this property online PaulDubberley.co.uk/Property/PWB103631

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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