

for sale  
**£350,000** Freehold

**Paul  
Dubberley**



Wolseley Road West Bromwich B70 0LR



# Wolseley Road West Bromwich B70 0LR



## Property Description

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## Entrance Porch

Having double glazed door to the front, double glazed windows to the front and side and door to entrance hall

## Entrance Hall

Having a double glazed door to the front, radiator and doors to

## Lounge

14' 4" x 10' 8" into bay ( 4.37m x 3.25m into bay )

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

## Reception Room Two

14' 4" x 10' 5" ( 4.37m x 3.17m )

Having a range of base units, with worksurfaces over, stainless steel sink and drainer with mixer tap, tiling to splash prone areas and central heating radiator door to study room

## Study

9' 1" x 6' 2" ( 2.77m x 1.88m )

Having a double glazed window to the rear elevation, telephone point, storage cupboard, door to downstairs cloakroom and central heating radiator.

## Downstairs Cloak Room

Having a double glazed window to the rear elevation, low level WC, wash hand basin, extractor fan, spotlights and heated towel rail.

## Utility Room

5' 9" x 7' 2" ( 1.75m x 2.18m )

Having internal window space, a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, plumbing for washing machine and central heating radiator.

## Kitchen/Diner

25' 9" max x 13' 8" ( 7.85m max x 4.17m )

Having double glazed windows to the front and rear elevations, fitted kitchen with a range of wall and base unit with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, electric multi range cooker point with cooker hood over, plumbing for dishwasher, central heating boiler, two central heating radiators and door to garden.

## Landing

Having stairs from the hallway, a double glazed window to the front elevation, central heating radiator, shelving/storage area and stairs to the second floor landing and doors to.

## Bedroom One

10' 5" max x 10' 5" max ( 3.17m max x 3.17m max )

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

## En-Suite

Part tiled with shower cubicle, low level WC, wash hand basin, shaver point and heated towel rail.

## Bedroom Two

13' 1" max x 6' 6" max ( 3.99m max x 1.98m max )

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

### Bedroom Three

15' 1" x 5' 6" ( 4.60m x 1.68m )

Having double glazed window to the front and rear elevations and central heating radiator.

### Family Bathroom

Having a double glazed window to the rear elevation, fully tiled with an L shaped bath, shower, wash hand basin, low level WC extractor fan, shaver pint and heated towel rail.

### Second Floor Landing

Having doors to.

### Bedroom Four Second Floor

13' 8" x 10' 5" ( 4.17m x 3.17m )

Having two double glazed skylight windows to the front and rear, fitted wardrobes and central heating radiator and restricted head height

### Bedroom Five Second Floor

8' 5" x 4' 6" ( 2.57m x 1.37m )

Having a double glazed skylight window to the front elevation, fitted wardrobes and central heating radiator and restricted head height

### Separate WC

Having a skylight window to the rear, low level WC, wash hand basin and shaver point and restricted head height

### Front Garden

Having a slabbed double driveway with plant borders and pathway to front porch.

### Rear Garden

Wooden decking patio area with side gated access, various plants, astro turf area and garden shed





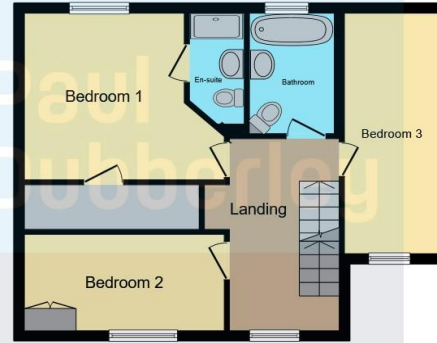




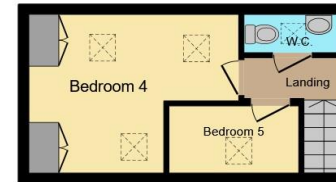




**Ground Floor**



**First Floor**



**Second Floor**

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**EPC Rating: C C/T Band B**

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