

for sale

offers in the region of **£230,000** Freehold

**Paul  
Dubberley**



Heath Lane West Bromwich B71 2BG



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## Property Description

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## Entrance Hall

Having a double glazed door to the front, stairs to first floor and door to lounge/dining room.

## Lounge/Dining Room

12' 9" x 13' 4" ( 3.89m x 4.06m )

Having a double glazed window to the front, gas fire with feature surround, TV and telephone points and door to kitchen.

## Kitchen

9' 11" x 8' 4" ( 3.02m x 2.54m )

Having a double glazed window to the rear, fitted kitchen with a range of wall and base units with work surfaces over, splashback tiling, stainless steel sink and drainer with mixer tap. electric oven and hob with cooker hood over, plumbing point, storage cupboard housing gas and electric meters and door to garden.

## Landing

Having stairs from entrance hall, double glazed window to the rear, loft access and doors to bedrooms.

## Bedroom One

16' x 10' 3" ( 4.88m x 3.12m )

Having a double glazed window to the front, storage cupboard and wall mounted storage heater.

## Bedroom Two

11' 6" x 8' 4" ( 3.51m x 2.54m )

Having a double glazed window to the rear, storage cupboard housing water tank and wall mounted storage heater.

## Bedroom Three

7' 5" x 8' 6" ( 2.26m x 2.59m )

Having a double glazed window to the rear and wall mounted storage heater.

## Bathroom

Having a double glazed window to the rear, fitted bath, fully tiled, WC, and wash hand basin.

## Front Garden

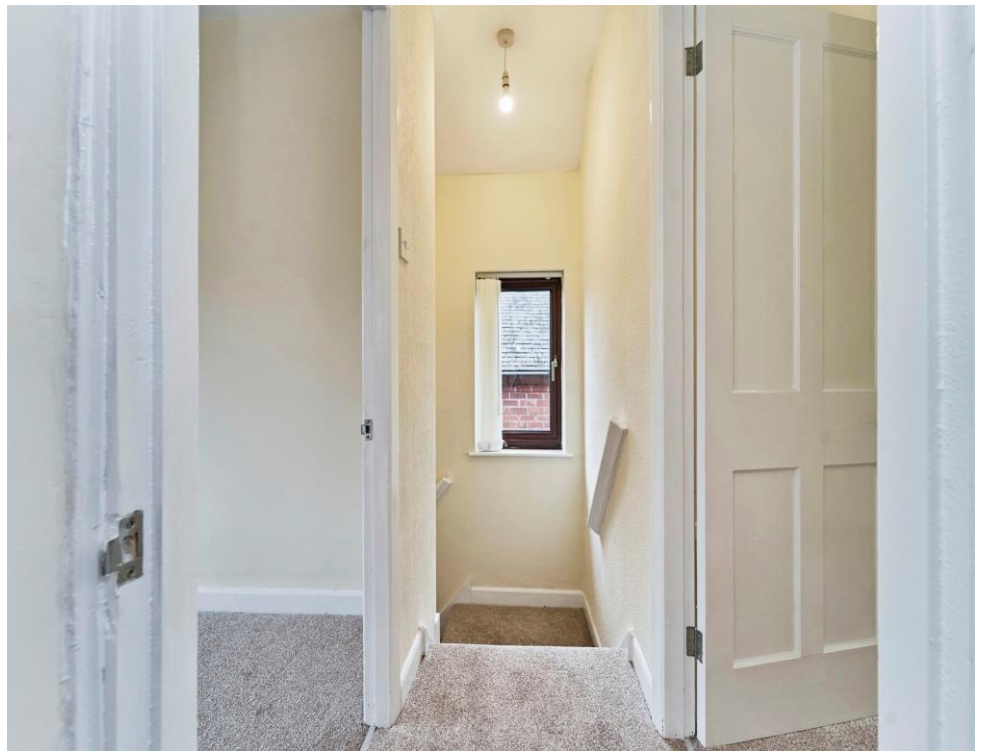
Slabbed driveway.

## Rear Garden

Slabbed patio area, garden shed, grass lawn and side gated access.

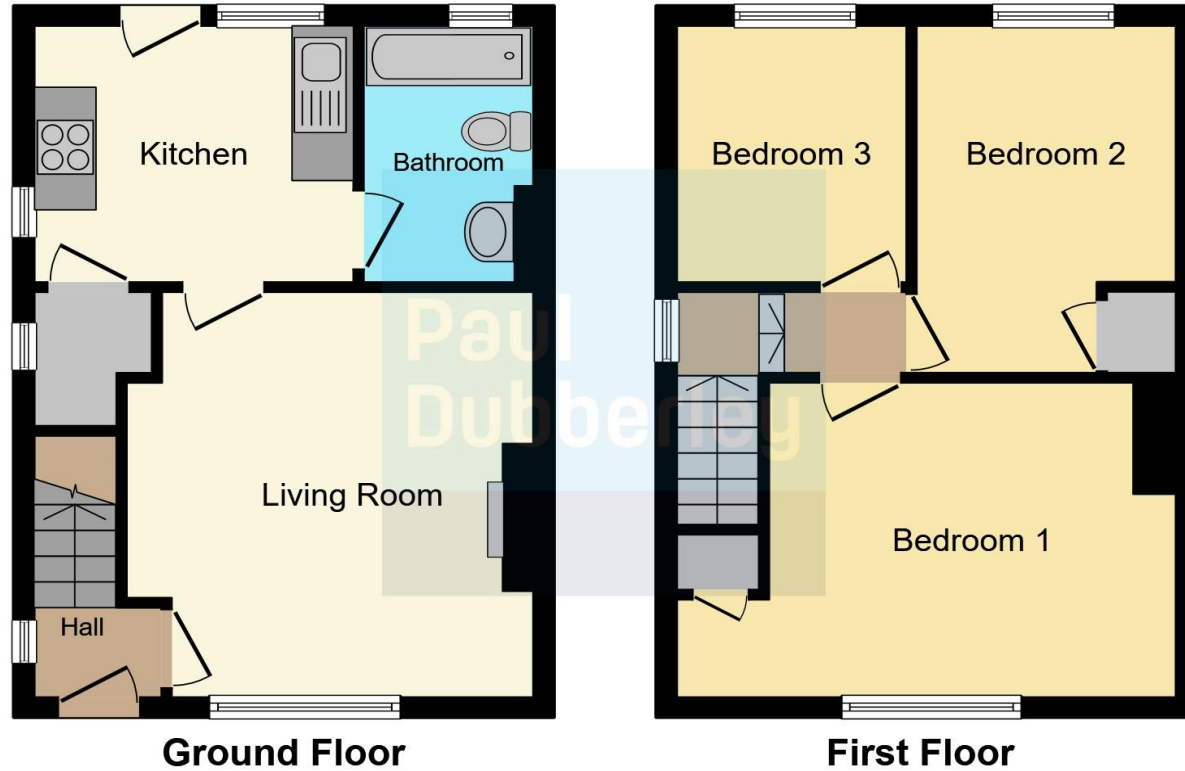












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: E C/T Band A**

**view this property online [PaulDubberley.co.uk/Property/PWB103977](http://PaulDubberley.co.uk/Property/PWB103977)**

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