

for sale
£350,000 Freehold

**Paul
Dubberley**



Cemetery Road SMETHWICK B67 6BB

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Property Description

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Ground Floor Apartment Entrance Hall

Having a double glazed door to the front and doors to

Lounge

Having a double glazed bay window to the front elevation, gas fireplace, wall lights, TV point, telephone point, central heating radiator and door to dining room.

Dining Room

Having a double glazed window to the rear elevation central heating radiator and door to the kitchen.

Kitchen

Having a double glazed window to the side elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel one bowl sink and drainer, tiling to splash prone areas, electric oven and gas hob, with cookerhood over, plumbing for washing machine and central heating boiler.

Bedroom One

Having a double glazed window to the front elevation and electric heater.

Bedroom Two

Having a double glazed window to the front elevation and electric heater.

Bedroom Three / Storage Room

Having electric heater.

Wet Room

Having a double glazed window to the side elevation, fully tiled, shower, wash hand basin, low level WC, extractor fan and central heating radiator.

First Floor Apartment Entrance Porch

Having a double glazed door to the rear elevation and double glazed window to the rear.

Entrance Hall

Having a double glazed door to the rear elevation and stairs to the first floor apartment.

Lounge

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

Kitchen

Having a double glazed window to the front elevation, fitted kitchen with a range of wall and base units with worksurfaces over, stainless steel one bowl sink and drainer, tiling to splash prone areas, electric oven and electric hob, with cookerhood over and central heating radiator.

Bedroom One

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

Bedroom Two

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

Bathroom

Having a double glazed window to the rear elevation, part tiled with bath, shower, vanity wash hand basin, low level WC, extractor fan and central heating radiator.









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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EPC Rating: F C/T Band B

view this property online PaulDubberley.co.uk/Property/PWB104077

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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