

for sale

offers over **£250,000** Freehold

**Paul  
Dubberley**



Hugh Road Smethwick B67 7JR

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## Property Description

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## Entrance Hall

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

## Lounge

Having a double glazed bay window to the front elevation, double glazed patio doors, TV point and six central heating radiators.

## Kitchen

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, electric oven and hob, with cookerhood over, fridge, serving hatch and understairs storage cupboard. Door to lean to

## Lean To

Having storage units and plumbing for washing machine, storage room and doors to the front driveway and rear garden.

## Landing

Having a double glazed window to the side elevation, stairs from the hallway, loft access and doors to.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

Having a double glazed window to the rear elevation, fully splashbacked with bath, shower cubicle, vanity wash hand basin and heated towel rail.

## Separate WC

Having a double glazed window to the side elevation and low level WC.









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)

To view this property please contact Paul Dubberley on

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

**view this property online [PaulDubberley.co.uk/Property/PWB103724](http://PaulDubberley.co.uk/Property/PWB103724)**

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Property Ref: PWB103724 - 0003

