## 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 tot he rear elevation, fully splashbacked with bath, shower cubicle, vanity wash hand basin and heated towel rail.

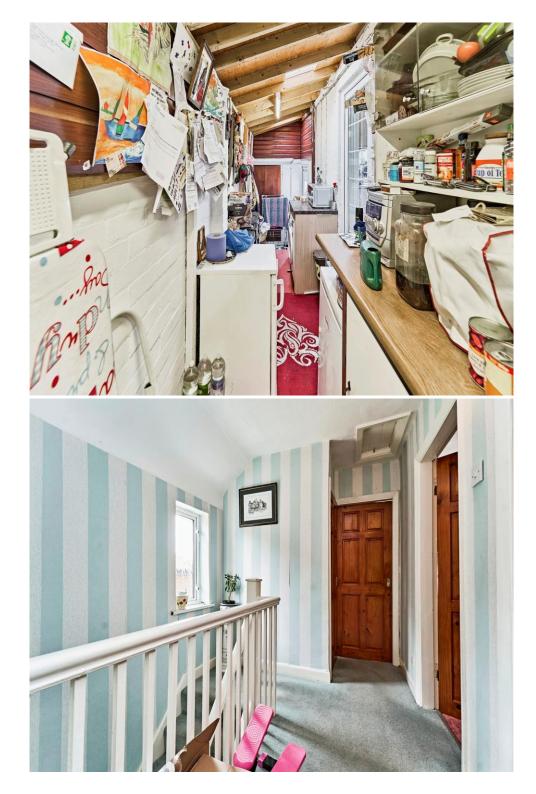
#### Separate WC

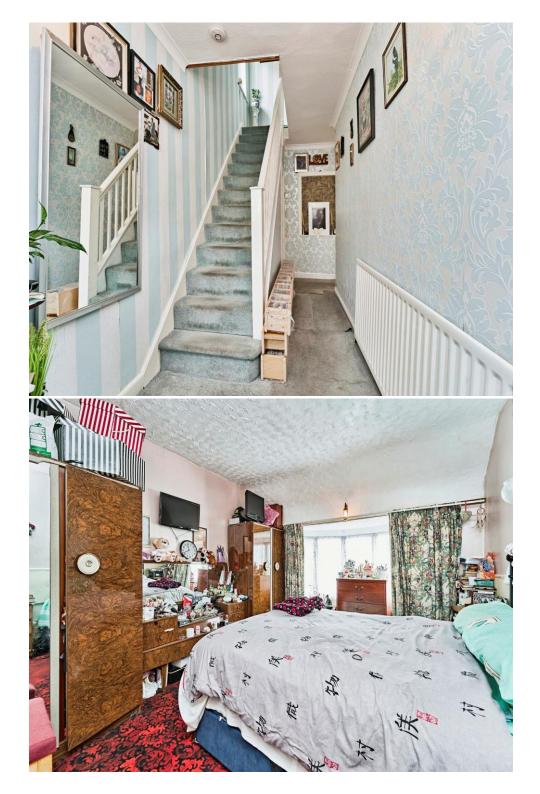
Having a double glazed window to the side elevation and low level WC.





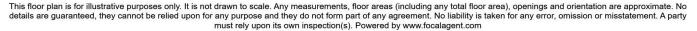












To view this property please contact Paul Dubberley on

#### T 0121 525 2111 E westbromwich@pauldubberley.co.uk

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EPC Rating: D C/T Band C

#### view this property online PaulDubberley.co.uk/Property/PWB103724

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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