

for sale  
**£550,000** Freehold

**Paul  
Dubberley**



Rydding Square West Bromwich B71 2AB



# Rydding Square West Bromwich B71 2AB



## Property Description

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## Entrance Hall

Having a double glazed door to the front, central heated radiator, alarm panel and doors to kitchen, bathroom, bedroom two and bedroom three.

## Kitchen/Dining Room

22' 5" x 18' 6" ( 6.83m x 5.64m )

Having double glazed windows to the rear and side elevation, fitted kitchen with a range of wall and base units with work surfaces over, sink and drainer, integrated dishwasher, two electric ovens and electric hob, central heated radiator and double glazed door to side and rear.

## Living Room

10' 6" x 9' ( 3.20m x 2.74m )

Open plan to kitchen, central heated radiator and double doors to lounge.

## Lounge

16' 1" x 11' 11" ( 4.90m x 3.63m )

Having two double glazed windows to the side, TV and telephone points, two central heated radiators, gas fire and door to bedroom one.

## Bedroom One

12' 2" x 12' ( 3.71m x 3.66m )

Having a double glazed window to the front, TV point, central heated radiator, built in wardrobe and door to ensuite.

## En Suite

Having a double glazed window to the rear, fitted bath, shower cubicle, WC, wash hand basin, tiled throughout and chrome heated towel rail.

## Bedroom Two

12' 2" x 9' 5" ( 3.71m x 2.87m )

Having a double glazed window to the front and radiator.

## Bedroom Three

8' x 6' 6" ( 2.44m x 1.98m )

Having a double glazed window to the side and central heated radiator.

## Bathroom

Having a double glazed window to the rear, fitted bath with shower over, WC, wash hand basin, tiled throughout and chrome heated towel rail.

## Garage

Having a double glazed window and door and wash hand basin.

## Front & Rear Garden

Gated access with brick wall surround, tarmac driveway with lawn areas to front and side, open access to the rear of the property with another lawn and patio areas,

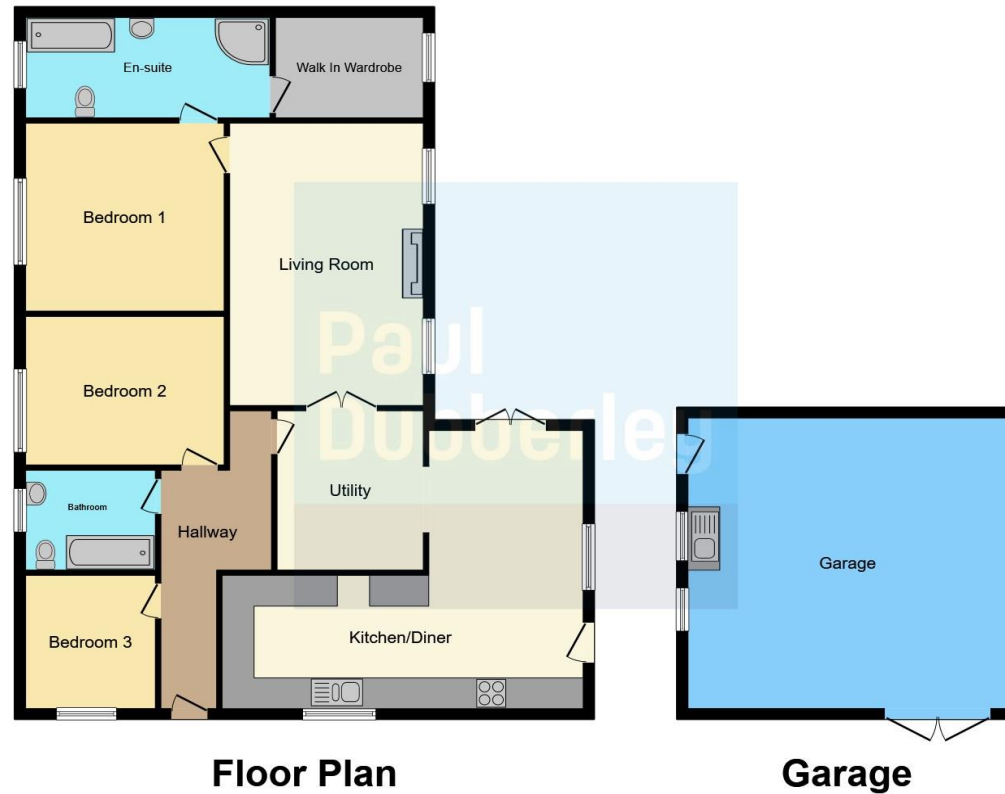












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

**T** 0121 525 2111  
**E** [westbrom@pauldubberley.co.uk](mailto:westbrom@pauldubberley.co.uk)

290 - 292 High Street  
 WEST BROMWICH B70 8EN

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

**view this property online [PaulDubberley.co.uk/Property/PWB104286](http://PaulDubberley.co.uk/Property/PWB104286)**

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