

for sale

offers in the region of **£250,000** Freehold

**Paul
Dubberley**



Stanley Road West Bromwich B71 3JQ

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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, downstairs storage cupboard, stairs to the first floor, radiator, gas heater and doors to.

Lounge

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

Dining Room

Having double glazed French doors, gas fireplace, TV point and central heating radiator.

Kitchen

Having a double glazed window and skylight to the rear elevation, fully fitted kitchen with a range of wall and base units with worksurfaces over, one and half bowl sink and drainer, tiling to splash prone areas, gas oven and gas hob, with cooker hood over, plumbing for appliances, fridge freezer, central heating radiator and door to side entry and conservatory.

Conservatory

An UPVC construction with double glazed windows to the rear and side elevations, lights and door to garden.

Landing

Having stairs from the hallway, double glazed window to the side elevation, storage cupboard and doors to.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

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

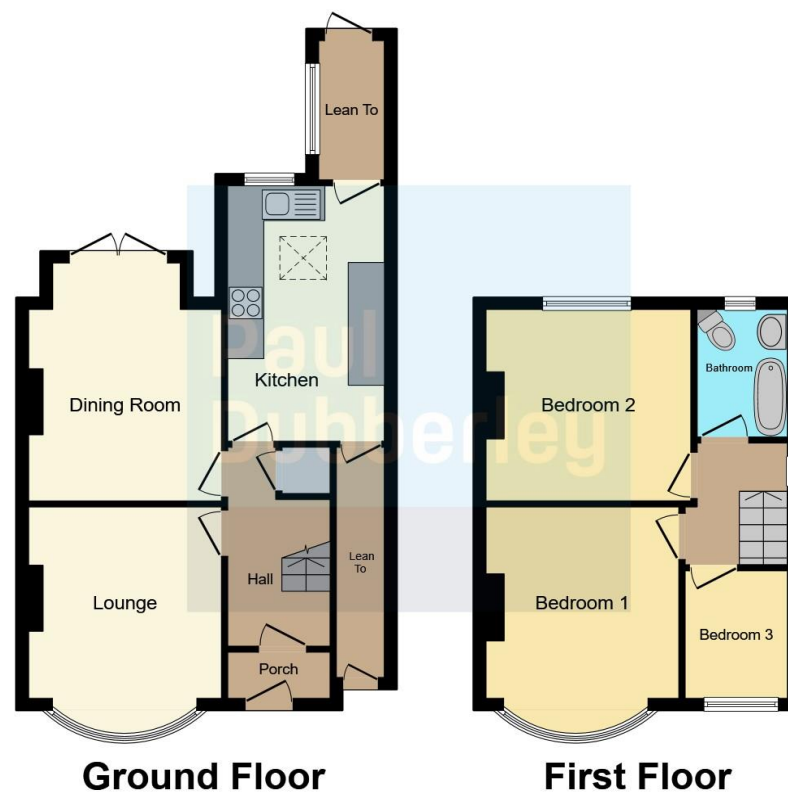
Agents Notes

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'









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

To view this property please contact Paul Dubberley on

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 WEST BROMWICH B70 8EN

EPC Rating: D C/T Band B

view this property online PaulDubberley.co.uk/Property/PWB104296

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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