

for sale

offers over **£210,000** Freehold

**Paul
Dubberley**



Coles Lane West Bromwich B71 2QA

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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, understairs storage cupboard and doors to.

Lounge / Dining Room

Having a double glazed window to the front elevation, double glazed patio doors to the rear, open fireplace, TV point, Telephone point and central heating radiator.

Kitchen

Having a double glazed window to the rear elevation, 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 cooker point with cookerhood over, central heating boiler, central heating radiator and door to rear garden.

Bedroom One

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

Bedroom Two

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

Bathroom

Having double glazed windows to the rear and side elevation, fully tiled with bath, shower cubicle, wash hand basin, low level WC and central heating radiator.

Front Garden

Having driveway for parking and side gate for access to the rear.

Rear Garden

Having slabbed patio area, lawn area and raised decking area to rear.

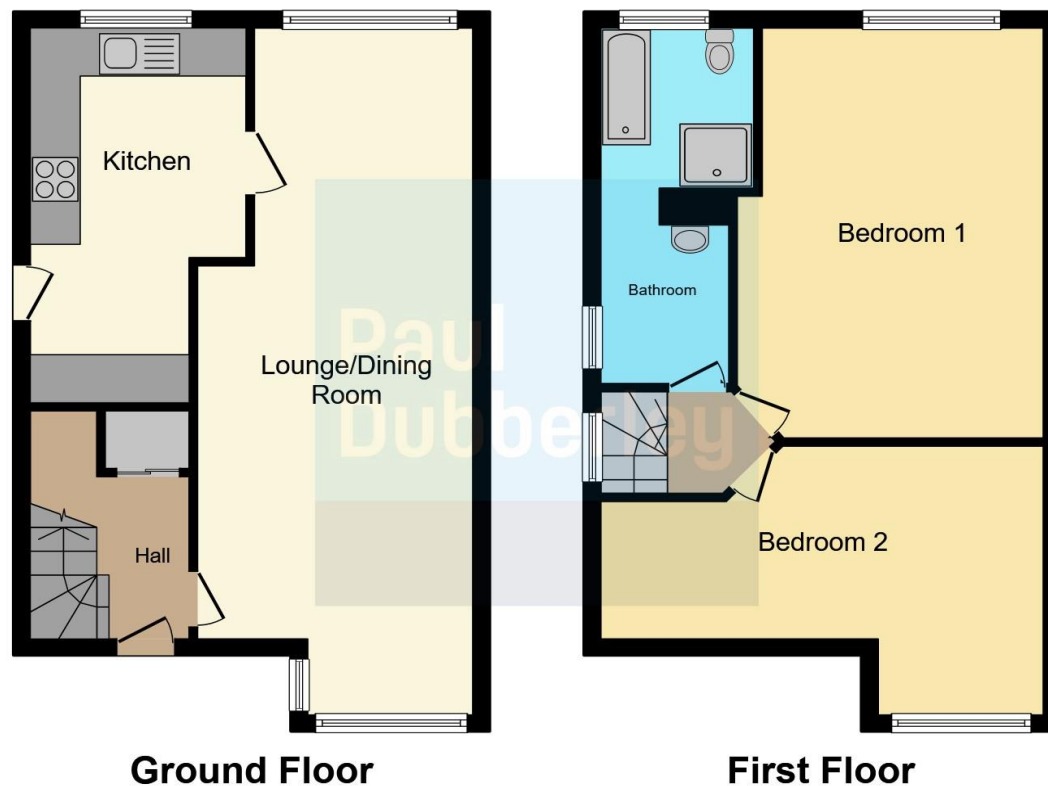
Garage

Double garage to the rear access is via the rear garden and shared entry to the side of the property.









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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EPC Rating: E C/T Band B

view this property online PaulDubberley.co.uk/Property/PWB104284

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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