

for sale
£200,000 Freehold

**Paul
Dubberley**



St. Vincent Crescent West Bromwich B70 0LF

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Property Description

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Entrance Hall

Having a double glazed door to the front elevation, understairs storage cupboard, central heating radiator, laminate flooring and doors to.

Cloak Room

Having a double glazed window to the front elevation, low level WC, wash hand basin and central heating radiator,

Lounge

13' 4" x 13' 4" (4.06m x 4.06m)

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

Kitchen

Having a double glazed window to the front elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel one and half bowl sink and drainer, tiling to splash prone areas, integrated electric oven and gas hob, with cooker hood over, plumbing for washing machine, integrated dishwasher, fridge freezer and central heating radiator.

Landing

Having stairs from the hallway, double glazed window to the rear, airing cupboard, central heating radiator and doors to.

Bedroom One

13' 5" x 11' (4.09m x 3.35m)

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

Bedroom Two

13' 5" x 9' 8" (4.09m x 2.95m)

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

Bathroom

Having a double glazed window to the front elevation, fully tiles with bath, shower over bath, low level WC, wash hand basin, extractor fan, shaver point and central heating radiator.

Rear Garden

Having slatted patio area and lawn area.







To view this property please contact Paul Dubberley on

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WEST BROMWICH B70 8EN

EPC Rating: B

view this property online PaulDubberley.co.uk/Property/PWB104405

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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