

for sale
£180,000 Freehold

**Paul
Dubberley**



Church Vale WEST BROMWICH B71 4DD

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Property Description

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Entrance

Having a double glazed door to the front elevation straight into the lounge.

Lounge

12' 2" x 11' 5" into recess (3.71m x 3.48m into recess)

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

Cellar

Having door from inner hallway, used as storage area

Kitchen/Diner

13' 7" x 11' 5" max (4.14m x 3.48m max)

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel one bowl sink and drainer, tiling to splash prone areas, gas cooker point, central heating radiator and door to conservatory.

Conservatory

Having double glazed widows to the side elevations, central heating radiator and doors to utility room.

Utility Room

Having a double glazed window to the side elevation, wall units, worksurfaces and plumbing for washing machine.

Landing

Having loft access and doors to.

Bedroom One

13' 2" x 11' 5" into recess (4.01m x 3.48m into recess)

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

Bedroom Two

12' 2" x 8' 4" into recess (3.71m x 2.54m into recess)

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

Bathroom

Having a double glazed window to the front elevation, fully tiled with Jacuzzi bath, shower cubicle, vanity wash hand basin, low level WC two extractor fans and central heating radiator.

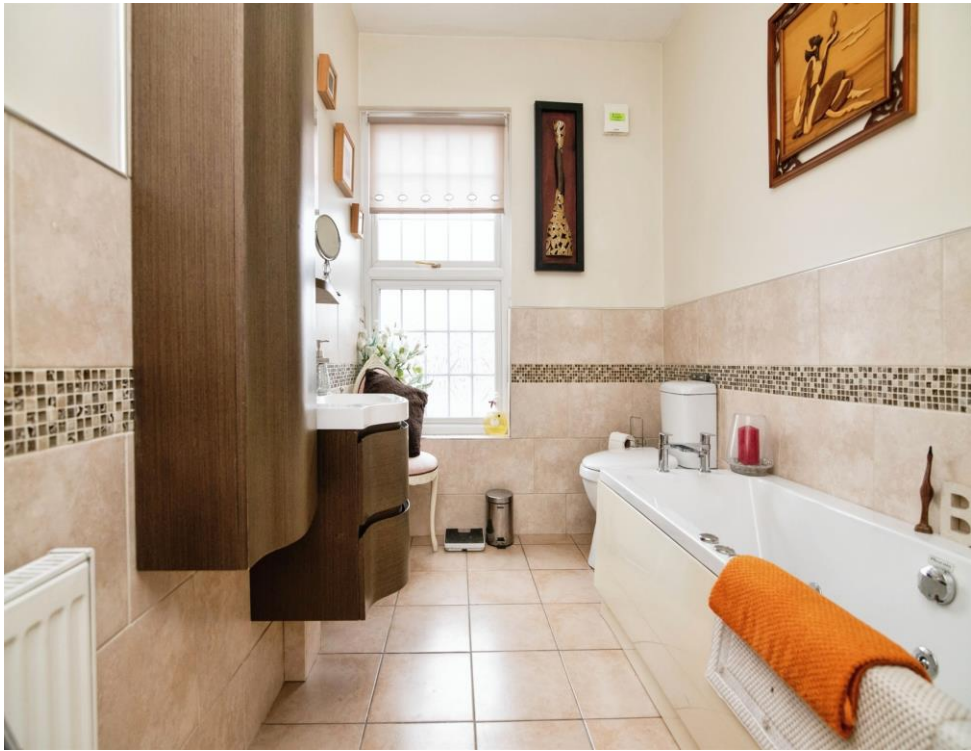
Rear Garden

The rear garden is split into two sections, having a courtyard style section behind the property and a split level to the rear accessed via a shared pathway with the neighbours. There is a outbuilding at the rear of the garden. The garden is mainly lawned with a slabbed pathway to the outbuilding.

Agents Notes

Permit parking £30.00 per annum









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

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EPC Rating: D C/T Band B

view this property online PaulDubberley.co.uk/Property/PWB104220

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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