

for sale
£210,000 Freehold

**Paul
Dubberley**



Kiniths Crescent West Bromwich B71 4BX

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Property Description

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Entrance Porch

Having a double glazed door to the front elevation and further door into the entrance hall.

Entrance Hall

Having a door to the front elevation, stairs to the first floor, storage cupboard and doors to.

Lounge

13' 8" x 9' 9" (4.17m x 2.97m)
Having a double glazed bay window to the front elevation, fireplace and central heating radiator.

Dining Room

13' 4" x 9' 8" (4.06m x 2.95m)
Having a double glazed window to the rear elevation, central heating radiator and door to rear garden.

Kitchen

5' 4" x 7' 4" (1.63m x 2.24m)
Having a double glazed window to the side elevation, a range of wall and base units, with worksurfaces over, sink and drainer, integrated oven and hob with cooker hood over, plumbing for appliances and door to utility room.

Utility Room

Having double glazed windows to the rear and side elevations.

Landing

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

Bedroom One

10' 3" x 9' 9" (3.12m x 2.97m)
Having a double glazed window to the rear elevation and central heating radiator.

Bedroom Two

10' 8" x 9' 9" (3.25m x 2.97m)
Having a double glazed bay window to the front elevation and central heating radiator.

Bedroom Three

5' 4" x 6' 5" (1.63m x 1.96m)
Having a double glazed window to the front elevation and central heating radiator.

Bathroom

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









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/PWB104377

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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