

for sale

offers in the region of **£230,000** Freehold

**Paul
Dubberley**



Brindley Road West Bromwich B71 2ND

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Property Description

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Entrance Porch

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

Entrance Hall

Having door to the front elevation, stairs to the first floor and door to lounge.

Lounge

19' x 9' 8" (5.79m x 2.95m)

Having double glazed windows to the front and rear elevation, door to kitchen and central heating radiator.

Kitchen/Diner

15' 1" x 12' 7" (4.60m x 3.84m)

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, sink and drainer, tiling to splash prone areas integrated oven and hob, with cooker hood over integrated fridge freezer, plumbing for washing appliances, door to inner lobby giving access to WC and rear garden.

Downstairs Wc

Having a double glazed window to the rear elevation, low level WC and wash hand basin

Landing

Having a double glazed window to the rear elevation, stairs from the hall and doors to.

Bedroom One

12' 9" x 9' 6" (3.89m x 2.90m)

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

Bedroom Two

9' 4" x 10' 7" (2.84m x 3.23m)

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

Bedroom Three

9' 2" x 7' 2" (2.79m x 2.18m)

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

Bathroom

5' 7" x 10' 1" (1.70m x 3.07m)

Having a double glazed window to the rear elevation, part tiled, bath with shower over, wash hand basin extractor fan and central heating radiator.

Front Garden

Having driveway for parking and garage, pathway to entrance and lawn area to the side.

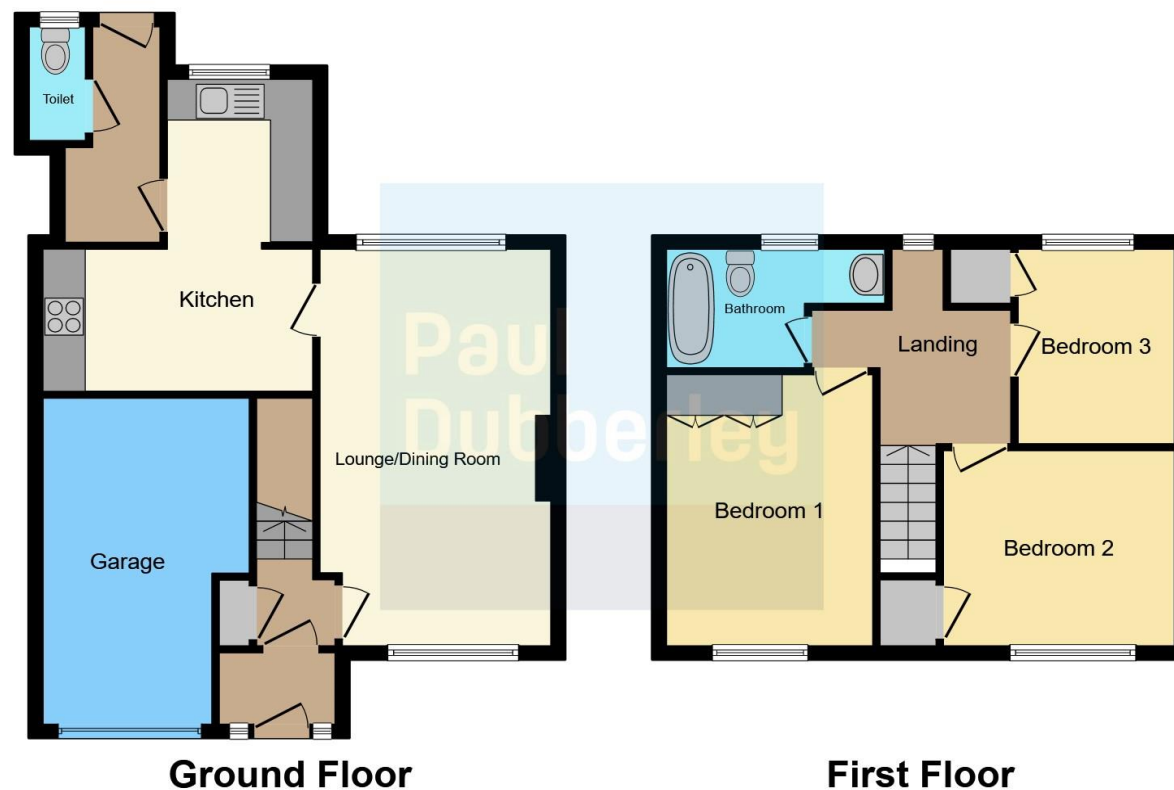
Rear Garden

Having patio area, lawn area.









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: B C/T Band B

view this property online PaulDubberley.co.uk/Property/PWB104444

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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