

for sale  
**£235,000** Freehold

**Paul  
Dubberley**



Ardav Road West Bromwich B70 0QU



# Ardav Road West Bromwich B70 0QU



## Property Description

DO YOU HAVE A PROPERTY TO SELL?

We offer FREE selling valuations

DO YOU NEED A MORTGAGE?

Our fully qualified mortgage experts offer mortgage & remortgage advice

## Lounge

25' 2" x 11' 8" ( 7.67m x 3.56m )

Having a double glazed window to the front elevation, fire place, door to conservatory and central heating radiator.

## Kitchen

9' 8" x 7' 2" ( 2.95m x 2.18m )

Having double glazed window, fitted kitchen with a range of wall and base units, with worksurfaces over, sink and drainer, integrated oven and hob, plumbing for washing machine, dishwasher

## Conservatory

13' 1" x 10' 5" ( 3.99m x 3.17m )

Central heating radiator

## Bedroom One

11' 8" x 10' 5" ( 3.56m x 3.17m )

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

## Bedroom Two

13' 1" x 8' 5" ( 3.99m x 2.57m )

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

## Bedroom Three

7' 2" x 7' 8" ( 2.18m x 2.34m )

Having a double glazed window to the front elevation, fitted wardrobes and central heating radiator

## Bathroom

9' 5" x 6' 2" ( 2.87m x 1.88m )

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

## Garage

Single garage in separate block.

## Agents Notes

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

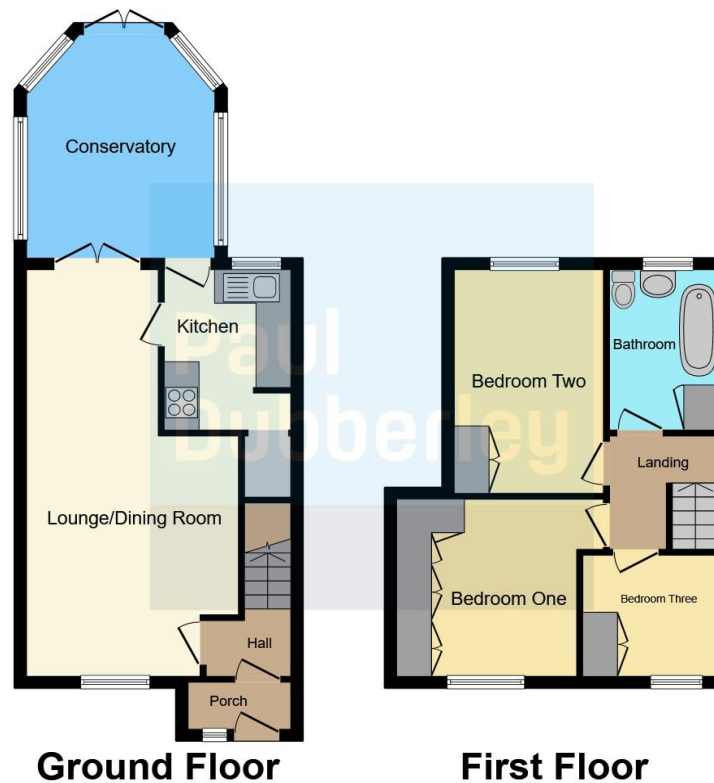












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Paul Dubberley on

**T** 0121 525 2111  
**E** [westbromwich@pauldubberley.co.uk](mailto:westbromwich@pauldubberley.co.uk)

290 - 292 High Street  
 WEST BROMWICH B70 8EN

**EPC Rating: C C/T Band B**

**view this property online** [PaulDubberley.co.uk/Property/PWB104442](http://PaulDubberley.co.uk/Property/PWB104442)

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.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: PWB104442 - 0006

