

for sale
£270,000 Freehold

**Paul
Dubberley**



Oak Road West Bromwich B70 8HF

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Property Description

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Entrance Hall

Having door to the front elevation straight into the dining room.

Dining Room

12' 4" x 12' 9" (3.76m x 3.89m)

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

Lounge

13' 6" x 12' 8" (4.11m x 3.86m)

Having double glazed window to the rear elevation, central heating radiator door to stairs and door to inner hallway

Veranda

Having a double glazed window to the side elevation, door to kitchen, rear garden and central heating radiator.

Kitchen

7' 5" x 15' 2" (2.26m x 4.62m)

Having a double glazed window to the side elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, sink and drainer, tiling to splash prone areas, cooker point, with cooker hood over, integrated dishwasher, plumbing for washing machine, door to utility room and central heating radiator,

Utility Room

7' 2" x 4' 1" (2.18m x 1.24m)

Having plumbing for appliances, wall units and door to bathroom.

Downstairs Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)

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

Landing

Having stairs from the lounge, storage cupboard, further staircase to loft room, doors to first floor bedrooms and central heating radiator.

Bedroom One / Loft Room

Having stairs from the landing, velux roof window, walk in wardrobe area door to ensuite, central heating radiator and two storage cupboards.

Ensuite

Fully tiled, with shower cubicle, wash hand basin low level wc and heated towel rail.

Bedroom Two

9' 4" x 12' 9" (2.84m x 3.89m)

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

Bedroom Three

9' 4" x 13' 6" (2.84m x 4.11m)

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

Bedroom Four

6' 4" x 9' 7" (1.93m x 2.92m)

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

Cellar

Refurbished cellar which can be used as storage.

Rear Garden

Having astro turf lawn, slabbed patio area, shed with power supply, green house to the rear and flood lights.

Agents Notes

There is a payable charge for permit parking for this property.









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/PWB104427

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