

for sale

offers over **£350,000** Freehold

**Paul  
Dubberley**



Grafton Road West Bromwich B71 4EB

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## Property Description

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## Entrance Porch

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

## Entrance Hall

Having a double glazed door tot the front elevation, double glazed window to the side, stairs to the first floor, central heating radiator and doors to.

## Downstairs Wc

Having a double glazed window to the side elevation, fully tiled with wash hand basin and low level WC.

## Lounge

13' 3" x 23' 7" ( 4.04m x 7.19m )

Having a double glazed bay window to the front elevation, wooden flooring, TV point, access to kitchen and central heating radiator.

## Kitchen/Diner

18' 7" x 21' 9" ( 5.66m x 6.63m )

Fully extended open plan area with a double glazed window to the rear, large roof lantern to the middle, patio doors to the garden, a range of wall and base units, with worksurfaces over, sink and drainer, cooker point with cooker hood over, plumbing for washing machine, double fridge freezer and central heating radiator.

## Landing

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

## Bedroom One

11' 5" x 11' ( 3.48m x 3.35m )

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

## Bedroom Two

14' 6" x 10' 3" ( 4.42m x 3.12m )

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

## Bedroom Three

8' 2" x 8' 6" ( 2.49m x 2.59m )

Having a double glazed window tot he front elevation and central eating radiator.

## Bathroom

7' 3" x 5' 5" ( 2.21m x 1.65m )

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

## Rear Garden

Low maintenance garden, block paved with fully equipped annex to the rear.

## Annex

6' 7" x 7' 3" ( 2.01m x 2.21m )

Open plan area with fully fitted kitchen, lounge area and shower room, windows to the front, spotlights to ceiling, kitchen area is fully equipped with a range of wall and base units, with worksurfaces over, integrated oven and hob, sink and drainer, central heating radiator, shower room has walk in shower, low level wc, wash hand basin and extractor fan.













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)

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

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