

for sale
£170,000 Freehold

**Paul
Dubberley**



New Swan Lane West Bromwich B70 0NS

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Property Description

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Entrance Hall

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

Lounge

21' 5" x 12' 9" (6.53m x 3.89m)

Having a double glazed bay window to the front elevation, electric fire, with surround, storage cupboard, central heating radiator and door to kitchen.

Kitchen

14' 7" x 6' 6" (4.45m x 1.98m)

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 gas oven and hob, with cooker hood over, plumbing for washing machine central heating radiator and door to rear garden.

Landing

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

Bedroom One

9' 6" x 11' 4" (2.90m x 3.45m)

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

Bedroom Two

5' 8" x 11' 8" (1.73m x 3.56m)

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

Bathroom

10' 6" x 10' 1" (3.20m x 3.07m)

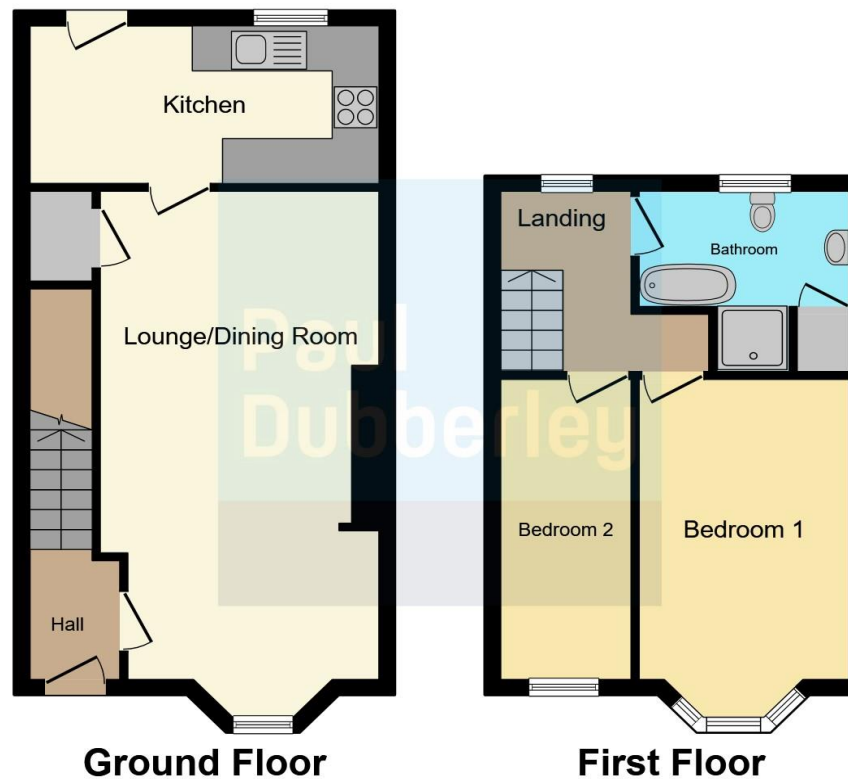
Having a double glazed window to the rear elevation, walk in shower, wash hand basin low level WC, bath and central heating radiator.

Rear Garden

Having a slabbed patio area, lawn area, shed to rear and surrounding trees and shrubs.







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/PWB104483

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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