

for sale

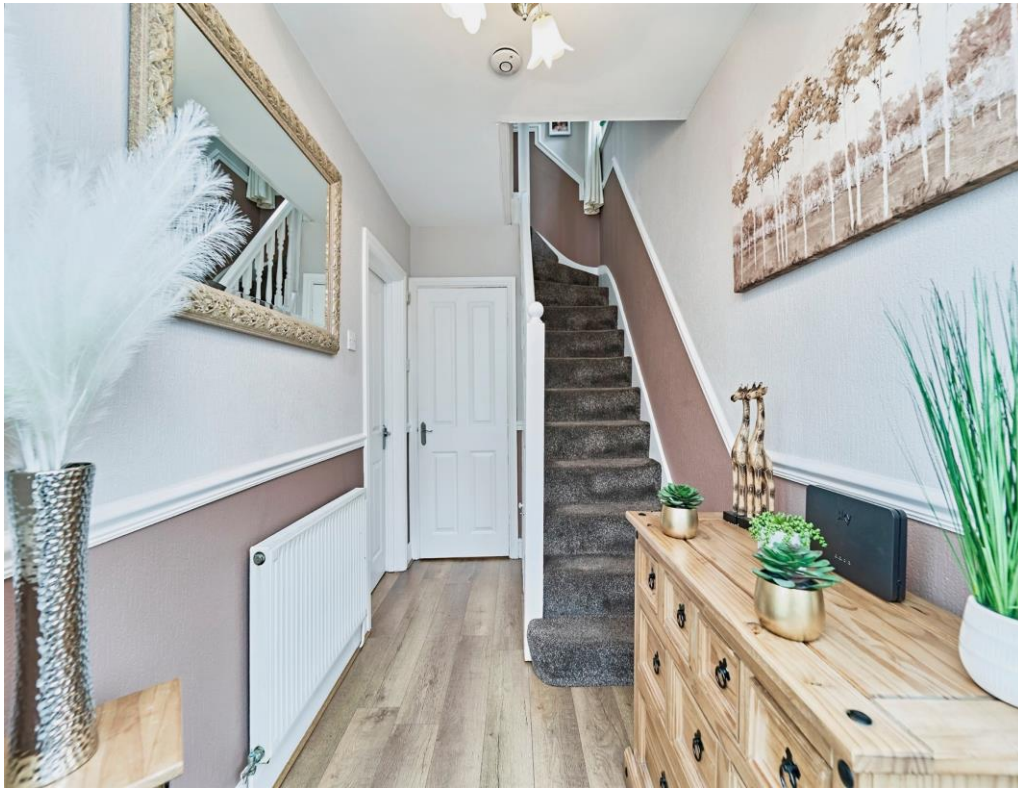
offers over **£250,000** Freehold

**Paul  
Dubberley**



Hydes Road WEST BROMWICH B71 2EE

# Hydes Road WEST BROMWICH B71 2EE



## Property Description

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## Entrance Hall

Having door to the front elevation, double glazed windows to the front and side elevations, stairs to the first floor, doors to lounge, downstairs WC, central heating radiator and wooden flooring.

## Downstairs Wc

5' 8" x 2' 4" ( 1.73m x 0.71m )

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

## Lounge

15' 5" x 9' 7" ( 4.70m x 2.92m )

Having a double glazed bay window to the front elevation, double doors to the open plan kitchen, fireplace with surround, wooden flooring and central heating radiator.

## Kitchen / Diner

17' 9" x 15' 8" ( 5.41m x 4.78m )

An open plan extended kitchen with double glazed windows to the rear and side elevations, double glazed patio doors to the rear, two velux roof windows, fully fitted with a range of wall and base units with work surfaces over, stainless steel sink and drainer, tiling to splash prone areas, cooker point with cooker hood over, plumbing for appliances, wooden flooring and central heating radiator.

## Landing

Having a double glazed window to the side elevation, stairs from the entrance hall, doors to bedroom one, bedroom two, bathroom and further staircase leading to bedroom three.

## Bedroom One

9' 8" x 10' 9" ( 2.95m x 3.28m )

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

## Bedroom Two

6' 7" x 15' 8" ( 2.01m x 4.78m )

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

## Bedroom Three

12' 2" x 12' 2" ( 3.71m x 3.71m )

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

## Bathroom

5' 8" x 7' 7" ( 1.73m x 2.31m )

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

## Front Garden

Having paved driveway for parking, small pebbled area, and shared gated entry to the rear.

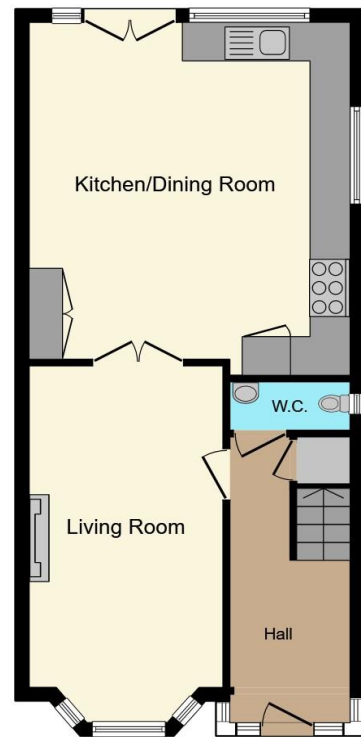
## Rear Garden

Well maintained garden with patio area, lawn areas, surrounding potted plants, shrubs and shed.

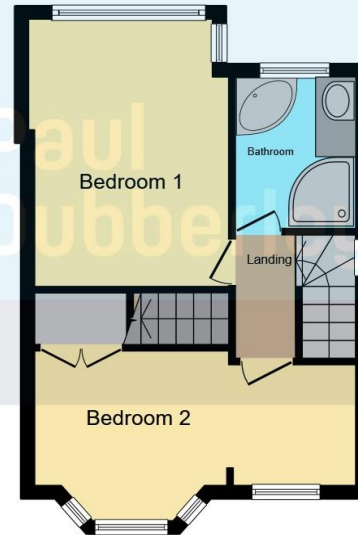




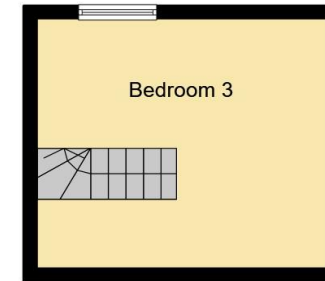




**Ground Floor**



**First Floor**



**Second Floor**

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**

**view this property online [PaulDubberley.co.uk/Property/PWB104461](http://PaulDubberley.co.uk/Property/PWB104461)**

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