

for sale

offers over **£200,000** Freehold

**Paul
Dubberley**



Wattville Road Birmingham B21 0DA

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Property Description

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Entrance Hall

Having a single glazed door to the front, and arch to open plan lounge/diner.

Lounge

12' excluding Bay x 13' 4" (3.66m excluding Bay x 4.06m)

Having a double glazed window to the front, radiator, TV and telephone points.

Dining Room

14' 13 x 4' (4.27m 13 x 1.22m)

Having a double glazed window to the rear and radiator.

Kitchen

12' 3" x 8' 4" (3.73m x 2.54m)

Having a double glazed window to the rear, Fitted kitchen with a range of a range of wall and base units with work surfaces over, splash back tiling, stainless steel sink and drainer, plumbing point, gas point, wall mounted boiler, door to WC and door to rear garden.

WC

Having a double glazed window to the rear, wash hand basin and WC.

Landing

Having stairs from dining area, double glazed window to the rear, loft access and doors to;

Bedroom One

12' 6" x 11' 6" (3.81m x 3.51m)

Having a double glazed window to the front, radiator and built in wardrobe.

Bedroom Two

10' 1" x 9' 6" (3.07m x 2.90m)

Having a double glazed window to the rear, radiator and built in wardrobes.

Bedroom Three

8' 5" x 7' 6" (2.57m x 2.29m)

Having a double glazed window to the rear and radiator.

Bathroom

Fitted corner bath with shower over, tiled throughout, wash hand basin, WC, radiator and double glazed window to the rear.

Rear Garden

Grass lawn edged with bushes and shrubs. Side gated access.









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

To view this property please contact Paul Dubberley on

T 0121 525 2111
E westbromwich@pauldubberley.co.uk

290 - 292 High Street
WEST BROMWICH B70 8EN

EPC Rating: D C/T Band A

view this property online PaulDubberley.co.uk/Property/PWB104262

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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