

for sale

offers over **£250,000** Freehold

**Paul
Dubberley**



Hall Green Wharf Griffiths Road West Bromwich B71 2BA

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Property Description

DO YOU HAVE A PROPERTY TO SELL?

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Approach

Situated behind a secure electronically operated gate off Griffiths Road. There is a blocked paved driveway for parking and a garage to the side in a separate block.

Entrance Hall

Having a double glazed door to the front elevation, stairs to the first floor and doors to.

Downstairs WC

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

Kitchen

11' 5" x 8' 5" (3.48m x 2.57m)

Having double glazed window to the front and side elevations, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel one and half bowl sink and drainer, tiling to splash pone areas, integrated electric oven and gas hob, with cooker hood over, plumbing for washing machine, fridge freezer, central heating boiler, central heating radiator and spotlights to ceiling.

Lounge

18' 4" max x 15' 9" max (5.59m max x 4.80m max)

Having a double glazed window to the side elevation, double glazed sliding patio doors to the rear, fire place with surround, TV point, storage cupboard and central heating radiator.

Landing

Having stairs from the hallway and doors to.

Bedroom One

9' 8" max x 15' 9" max (2.95m max x 4.80m max)

Having two double glazed windows to the front elevation and central heating radiator.

Bedroom Two

11' 8" max x 8' 5" max (3.56m max x 2.57m max)

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

Bedroom Three

13' 1" max x 5' 9" max (3.99m max x 1.75m max)

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

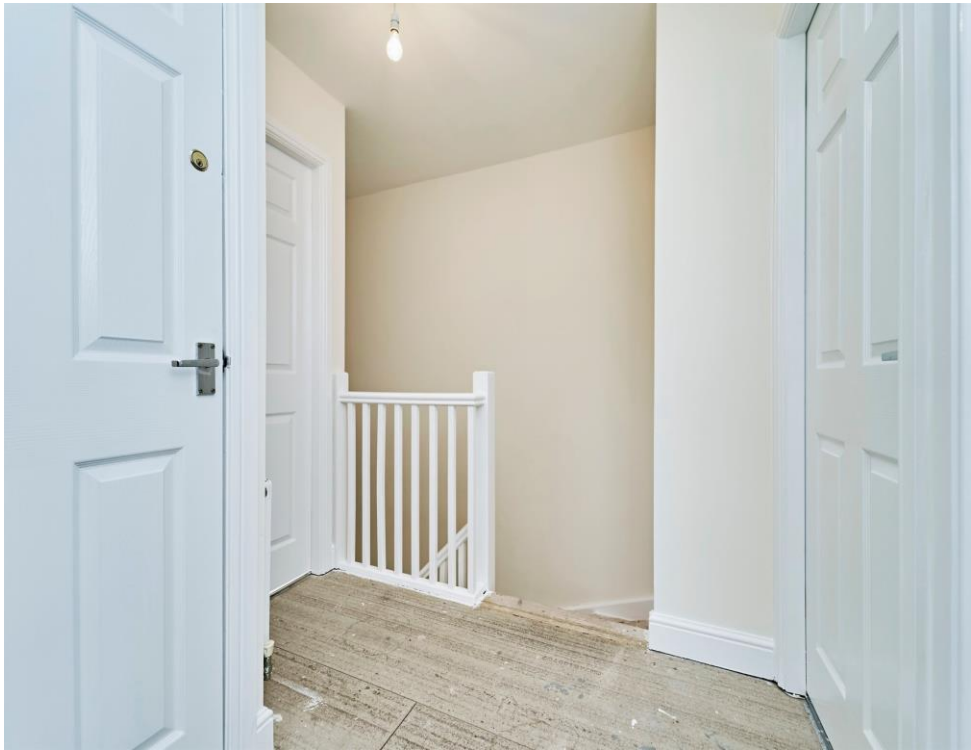
Bathroom

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

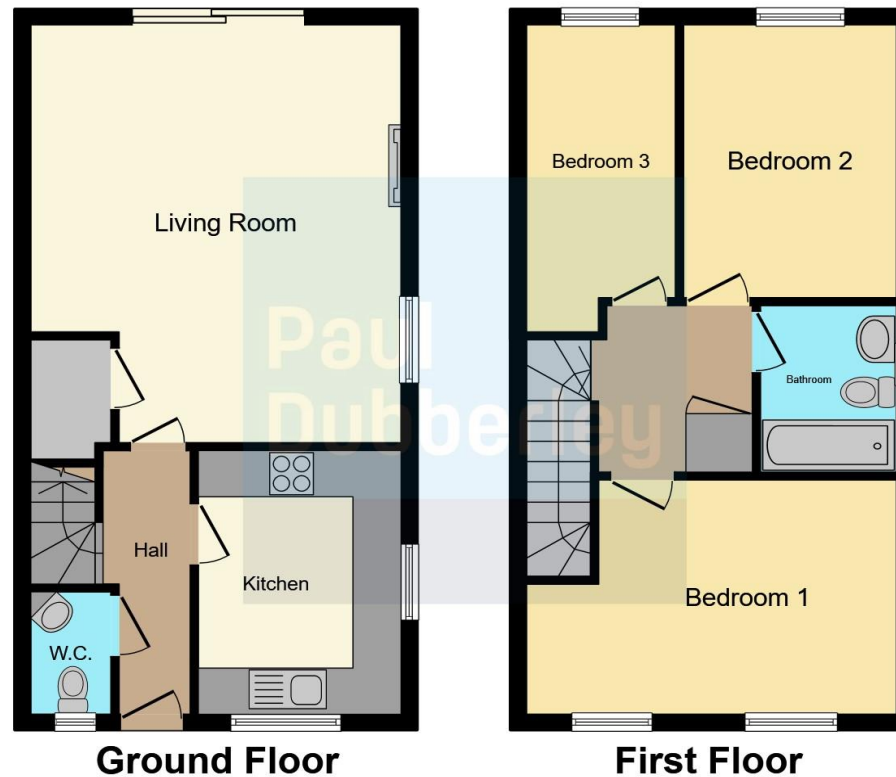
Rear Garden

Slabbed patio area, lawn area and side gate giving access to the front.









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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290 - 292 High Street
 WEST BROMWICH B70 8EN

EPC Rating: C Council Tax
 Band: B

view this property online PaulDubberley.co.uk/Property/PWB102142

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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Property Ref: PWB102142 - 0003

