# for sale offers over £185,000 Freehold

# Paul Dubberley



## Bilhay Lane WEST BROMWICH B70 9RS

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#### **Property Description**

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**Approach** Access is via shared entry and front door is to the left.

Entrance Hall Having door and further doors to.

#### Lounge

12' 2"  $\bar{x}$  11' 9" ( 3.71m x 3.58m ) Having a double glazed window to the front elevation, fireplace with surround and central heating radiator.

#### Dining Room

 $11' 9'' \times 12' 2'' (3.58m \times 3.71m)$ Having a double glazed window to the rear elevation, fireplace with surround, central heating radiator, door leading to stairs for the first floor and kitchen.

#### **Kitchen**

Having a double glazed window to the side elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, sink and drainer, tiling to splash prone areas, integrated oven and hob with cooker hood over, plumbing for washing machine and door leading to bathroom.

#### Bathroom

 $6^{\prime}$  1" x 8' 1" ( 1.85m x 2.46m ) Having a double glazed window to the side elevation, fully tiled with bath, shower over bath, low level WC, wash hand basin and central heating radiator.

#### Landing

Having stairs from the dining room and doors to.

#### Bedroom One

11' 8" x 12' 2" (  $3.56m\ x\ 3.71m$  ) Having a double glazed window to the front elevation, feature fireplace and central heating radiator.

#### **Bedroom Two**

12' 1" x 9' 8" (  $3.68m\ x\ 2.95m$  ) Having a double glazed window to the rear elevation, feature fireplace and central heating radiator.

#### **Bedroom Three**

 $4^{\prime}$  9" x 12' 7" ( 1.45m x 3.84m ) Having a double glazed window to the rear elevation and central heating radiator.

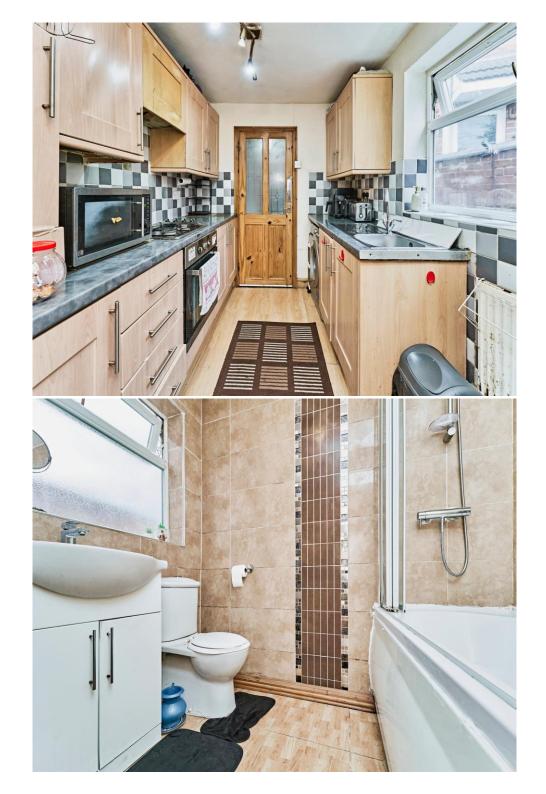
#### Rear Garden

Low malignance garden, fully slabbed and shed.





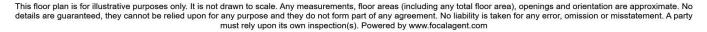












To view this property please contact Paul Dubberley on

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290 - 292 High Street WEST BROMWICH B70 8EN

EPC Rating: D c/t Band A

#### view this property online PaulDubberley.co.uk/Property/PWB103207

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