

for sale

offers over **£185,000** Freehold

**Paul  
Dubberley**



**Bilhay Lane WEST BROMWICH B70 9RS**



# Bilhay Lane WEST BROMWICH B70 9RS



## 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" 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" x 12' 2" ( 3.58m x 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' 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' 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.















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 A**

**view this property online** [PaulDubberley.co.uk/Property/PWB103207](http://PaulDubberley.co.uk/Property/PWB103207)

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