

for sale

offers over **£230,000** Freehold

**Paul
Dubberley**



Brecknock Road West Bromwich B71 2RH

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Property Description

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Ground Floor

Entrance Hall

Having a door to the front elevation, central heating radiator, stairs to the first floor and doors to.

Cloakroom

Having a low level WC, wash hand basin, central heating radiator and extractor fan.

Utility Room

Having a double glazed window to the rear elevation, a range of wall cupboards, worksurfaces, stainless steel sink and drainer, tiling to splash prone areas, plumbing for washing machine, central heating boiler, central heating radiator and door to rear garden.

Bedroom Three

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

First Floor

Lounge

Having a double glazed window to the rear elevation, TV point, telephone point, and central heating radiator.

Kitchen

Having a double glazed window to the front elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel one bowl sink and drainer, tiling to splash prone areas, electric oven and gas hob, with cookerhood over, plumbing for dishwasher and central heating radiator.

Landing

Having a double glazed window to the front elevation, stairs from the ground floor and stairs to the second floor, loft access via the second floor and central heating radiator.

Second Floor

Bedroom One

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

Ensuite

Having a double glazed window to the rear elevation, part tiled, with shower cubicle, low level WC, wash hand basin, shaver point, extractor fan and central heating radiator.

Bedroom Two

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

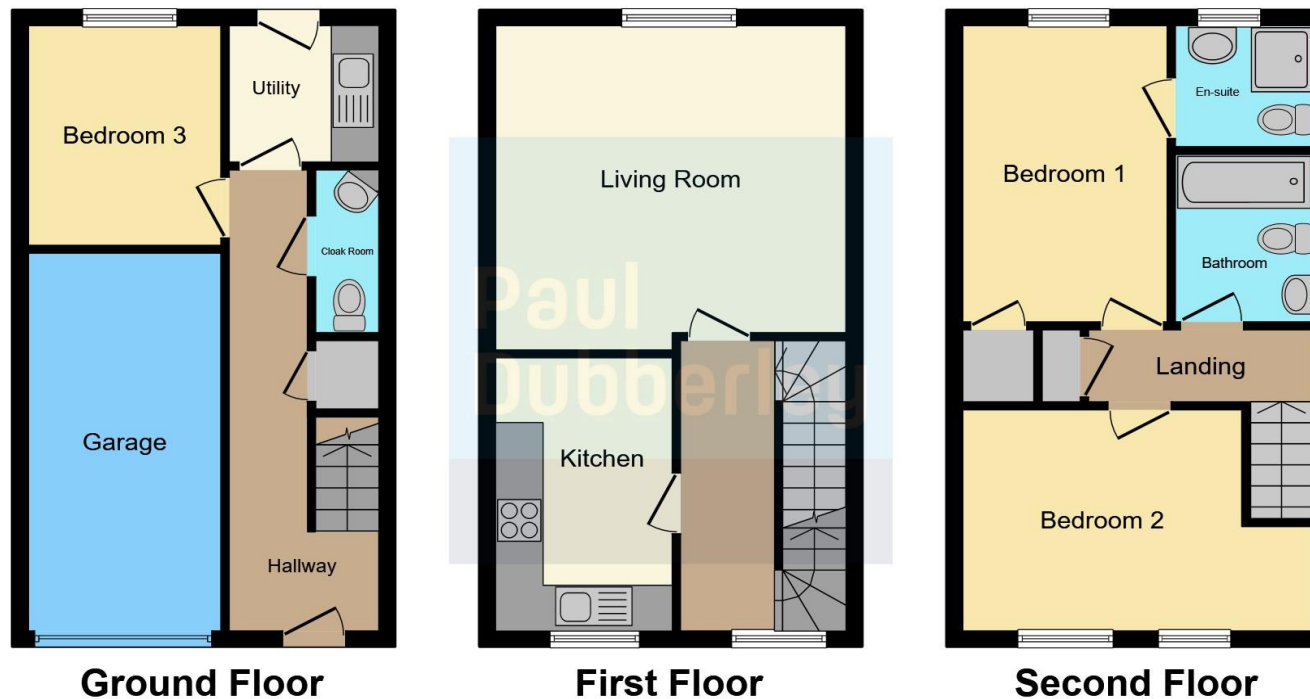
Bathroom

Part tile, bath with shower over, wash hand basin, low level WC, extractor fan, shaver pint and central heating radiator.









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: C C/T Band C

view this property online PaulDubberley.co.uk/Property/PWB104511

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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