

for sale

offers in the region of **£600,000** Freehold

**Paul
Dubberley**



Florence Road Smethwick B66 4QT

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Property Description

Paul Dubberleys are proud to showcase this wonderful family home boasting original and modern features throughout and is not one to be missed, the property is situated on a larger than average plot in one of the most sought after locations in the area. The property has potential to be extended further subject to relevant planning permissions. This property is not one to be missed and registering your interest early is recommended. To register please call the Paul Dubberley team on 0121 525 2111.

Entrance Porch

Having double glazed door to the front elevation, double glazed windows, central heating radiator, tiled floor and further door in to the entrance hall.

Entrance Hall

Having a double glazed door to the front elevation, double glazed window, central heating radiator, wooden floor and doors to.

Lounge

22' 8" x 14' 7" (6.91m x 4.45m)
Having a double glazed bay window to the front elevation, French doors to the dining room, fireplace with surround, TV point and central heating radiator.

Dining Room

11' 2" x 14' 9" (3.40m x 4.50m)
Having double glazed patio doors to the rear elevation leading to the garden, TV point, central heating radiator and door to kitchen.

Kitchen

11' 2" x 15' 4" (3.40m x 4.67m)
Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, integrated oven and hob with cooker hood over, central heating radiator, and door to rear garden.

Shower Room

Having a double glazed window to the side elevation, fully tiled, shower cubicle, low level WC wash hand basin and central heating radiator.

First Floor Landing

Having stairs from the entrance hall, double glazed window to the side elevation, central heating radiator, and further staircase to the second floor.

Bedroom One

12' 5" x 15' 6" (3.78m x 4.72m)
Having a double glazed window to the front elevation, central heating radiator and door to ensuite.

Ensuite

Part tiled with shower cubicle, low level WC, wash hand basin and central heating radiator.

Bedroom Two

11' 3" x 14' 8" (3.43m x 4.47m)
Having a double glazed window to the front elevation, central heating radiator and door to ensuite

Ensuite

Part tiled with shower cubicle, low level WC, wash hand basin and central heating radiator.

Bedroom Three

11' 3" x 15' 5" (3.43m x 4.70m)
Having a double glazed window to the rear elevation and central heating radiator.

Bedroom Four

11' 2" x 14' 9" (3.40m x 4.50m)
Having a double glazed window to the rear elevation and central heating radiator.

Bathroom

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

Second Floor Landing

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

Bedroom Five

10' 2" x 14' 8" (3.10m x 4.47m)

Having a double glazed window to the side elevation, velux roof window and central heating radiator.

Bedroom Six

10' 2" x 15' 7" (3.10m x 4.75m)

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

Bedroom Seven

14' 7" x 12' 8" (4.45m x 3.86m)

Having double glazed windows tot the front and side elevation and central heating radiator.

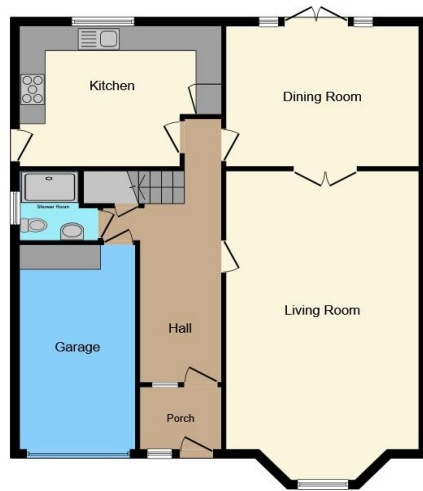
Bathroom

Having a velux roof window, fully tiled, bath with shower over, low level WC, wash hand basin and central heating radiator.

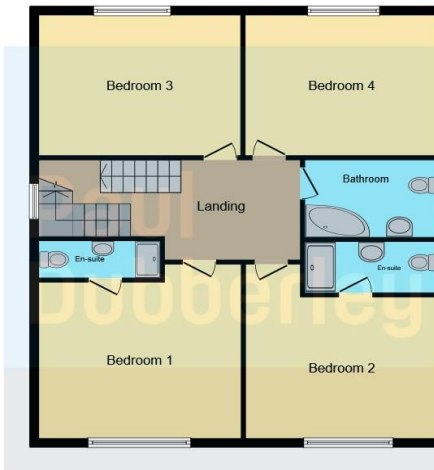








Ground Floor



First Floor



Second Floor

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

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EPC Rating: C C/T Band E

view this property online PaulDubberley.co.uk/Property/PWB104392

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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