

for sale
£280,000 Freehold

**Paul
Dubberley**



The Broadway WEST BROMWICH B71 2QG

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Property Description

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Entrance Porch

Having a double glazed doors to the front elevation and further door into the entrance hall.

Entrance Hall

Having a door to the front elevation, stairs to the first floor, wooden flooring and doors to.

Lounge

28' 10" x 14' 5" (8.79m x 4.39m)

Having a double glazed bay window to the front elevation and archway leading to living room and wooden flooring.

Living Room

Having patio doors to the rear giving access to the kitchen, fireplace with surround, central heating radiator and wooden flooring.

Kitchen/Diner

14' 7" x 15' 9" (4.45m x 4.80m)

Having double glazed windows to the rear 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 cookerhood over and central heating radiator.

Landing

Having stairs from the hallway and doors to.

Bedroom One

13' 9" x 8' 6" (4.19m x 2.59m)

Having a double glazed bay window to the front elevation , built in wardrobes and central heating radiator.

Bedroom Two

12' 8" x 8' 8" (3.86m x 2.64m)

Having a double glazed window to the rear elevation, built in wardrobes and central eating radiator.

Bedroom Three

8' 10" x 5' 3" (2.69m x 1.60m)

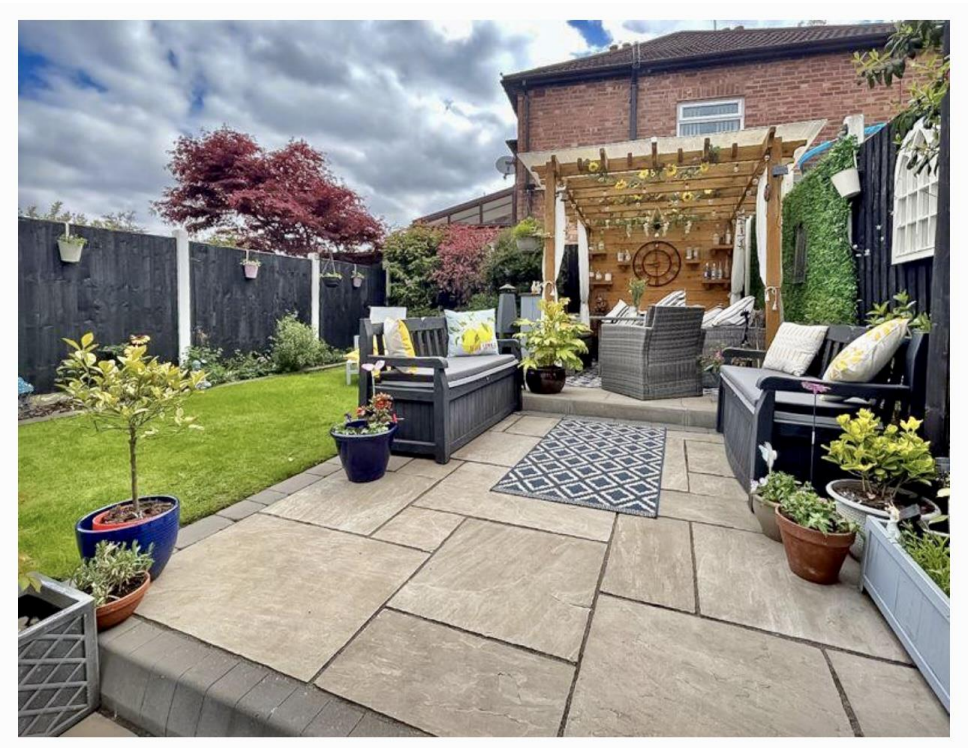
Having a double glazed window to the front elevation and central heating radiator.

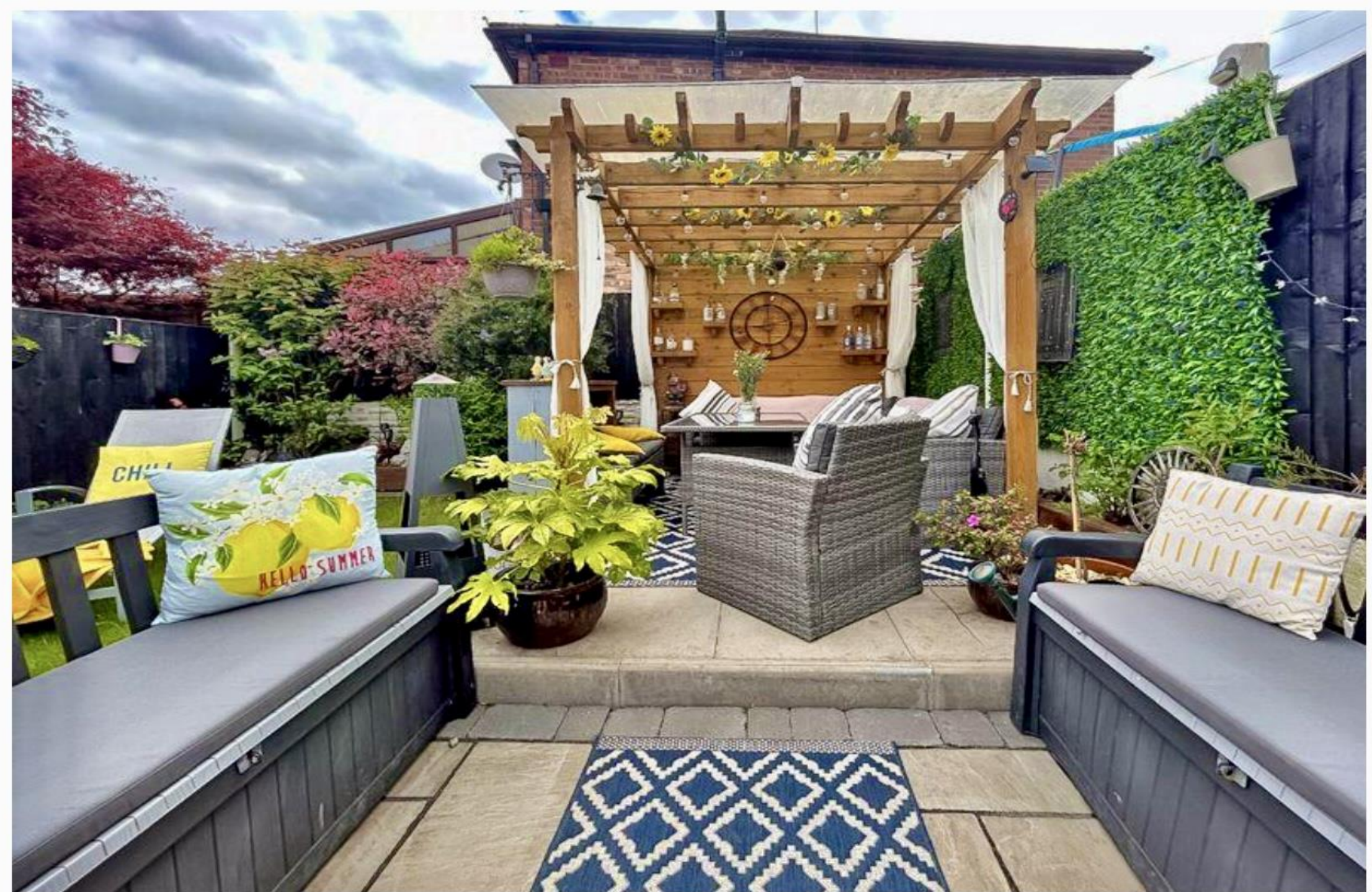
Bathroom

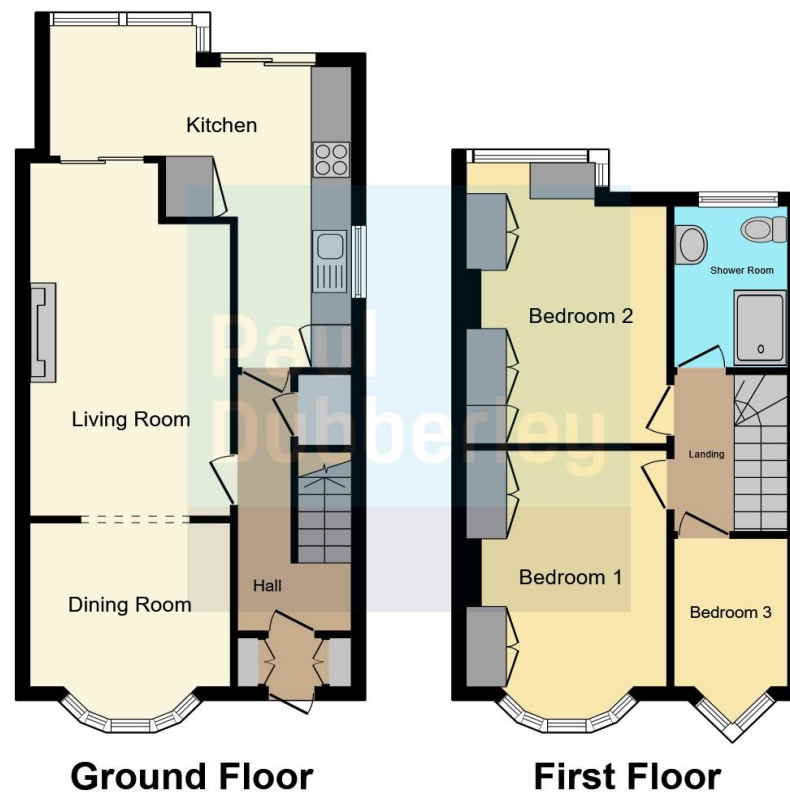
5' 2" x 8' 3" (1.57m x 2.51m)

Having a double glazed window to the rear elevation, fully tiled with low level wc, wash hand basin walk in shower, heated towel rail and extractor fan.









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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EPC Rating: D C/T Band C

view this property online PaulDubberley.co.uk/Property/PWB104533

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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