

for sale

offers over

£285,000 Freehold

**Paul
Dubberley**



Church Lane WEST BROMWICH B71 1BX

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Property Description

We are delighted to present this fully refurbished, modern home located in the highly sought-after area of Church Lane, West Bromwich. Thoughtfully renovated to an exceptional standard, this property offers contemporary living with high-quality finishes throughout.

From the outset, the home impresses with its new roof, new doors, and windows, ensuring durability, security, and enhanced energy efficiency. A rare rear extension has been added, significantly enhancing the kitchen space and bringing in more natural light with a modern roof window, creating a bright and spacious feel.

Interior Features:

The heart of this stunning home is the newly fitted open-plan kitchen-diner + living area-a spacious and stylish setting ideal for family gatherings and entertaining. Thanks to the rear extension, the kitchen has been expanded, providing a larger, modern layout with a sleek finish. The roof window allows plenty of natural light to flood the space, making it feel even more open and airy. Further enhancing the home's modern appeal:

- New gas central heating system for year-round comfort
- Completely rewired with new electrics throughout the property
- Fully insulated external walls, ensuring excellent energy efficiency
- Chimney wall and chimney removed, creating a more open and spacious feel
- Newly installed bathroom on the first floor and a new toilet and shower on the ground floor

Entrance Porch

Having door and windows to the front elevation and further door into the entrance hall.

Entrance Hall

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

Shower Room

Fully tiled with walk in shower, low level WC, vanity wash hand basin, heated towel rail and tiled flooring.

Living Room One

10' 8" x 11' 8" (3.25m x 3.56m)

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

Living Room Two

7' 5" x 11' 2" (2.26m x 3.40m)

An open plan area into the kitchen with a central heating radiator and wooden flooring.

Kitchen

15' 9" x 13' 3" (4.80m x 4.04m)

Having double glazed window to the rear and side elevations, double doors leading to the garden, skylight window, kitchen is fully fitted with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, integrated oven and hob, with cooker hood over, tiled flooring and central heating radiator.

Landing

Having stairs from the hallway and doors to.

Bedroom One

10' 9" x 11' 2" (3.28m x 3.40m)

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

Bedroom Two

8' 7" x 10' 5" (2.62m x 3.17m)

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

Bedroom Three

9' 8" x 7' 4" (2.95m x 2.24m)

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

Bathroom

Having a double glazed window to the rear elevation, fully tiled with bath, low level WC, vanity wash hand basin, tiled floor and heated towel rail.

Front Garden

Paved driveway for parking.

Rear Garden

Having patio area, lawn area and pathway to the middle.









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: C C/T Band B

view this property online PaulDubberley.co.uk/Property/PWB104521

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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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