

for sale
£170,000 Freehold

**Paul
Dubberley**



Hutton Road Handsworth BIRMINGHAM B20 3RE

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Property Description

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Entrance

Having door to the front elevation straight into the front room

Front Room

10' 7" x 12' (3.23m x 3.66m)
Having a double glazed window to the front elevation, door to living room, fireplace and central heating radiator.

Living Room

11' 2" x 12' (3.40m x 3.66m)
Having a double glazed window to the rear elevation, fireplace, stairs to the first floor door to kitchen and central heating radiator.

Kitchen

5' 9" x 8' 8" (1.75m x 2.64m)
Having double glazed windows to the rear and side elevations, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, cooker pint and door to garden.

Landing

Having stairs from the living room and doors to.

Bedroom One

11' 2" x 12' 2" (3.40m x 3.71m)
Having a double glazed window to the front elevation and central heating radiator.

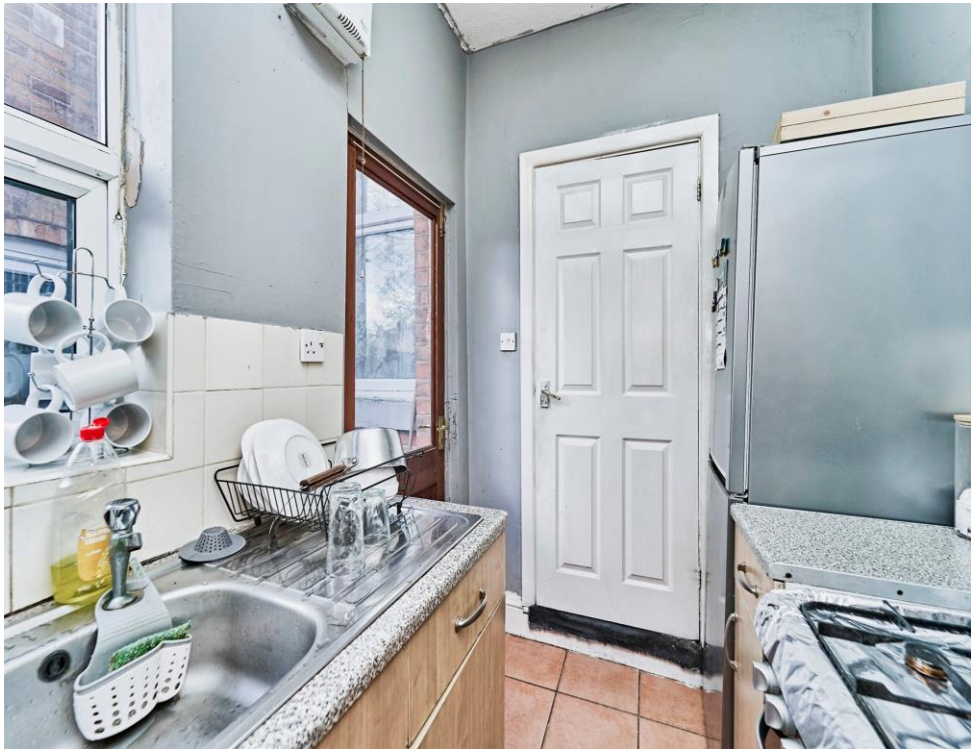
Bedroom Two

8' 3" x 12' (2.51m x 3.66m)
Having a double glazed window to the rear elevation and central heating radiator.

Bathroom

Having a double glazed window to the rear, part tiled, bath with shower over, low level WC and wash hand basin.









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 A

view this property online PaulDubberley.co.uk/Property/PWB104535

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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