

for sale

offers in the region of **£130,000** Leasehold

**Paul  
Dubberley**



Crankhall Lane West Bromwich B71 3JY

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## Property Description

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## Entrance

Having door to the front and doors to.

## Lounge / Diner

12' 9" x 19' 9" ( 3.89m x 6.02m )

An open plan living area with a double glazed window to the rear, patio doors to the side, TV point, fully fitted kitchen area with a range of wall and base units, with worksurfaces over, sink and drainer tiling to splash prone areas, plumbing for washing machine.

## Bedroom One

17' 2" x 11' 5" ( 5.23m x 3.48m )

Having a double glazed window to the side elevation, wall mounted heater and door to ensuite.

## Ensuite

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

## Bedroom Two

3' 8" x 8' 2" ( 1.12m x 2.49m )

Having a double glazed window to the side.

## Bathroom

7' 1" x 6' 9" ( 2.16m x 2.06m )

Fully tiled, bath with shower over, low level WC, vanity wash hand basin, storage cupboard and heated towel rail.



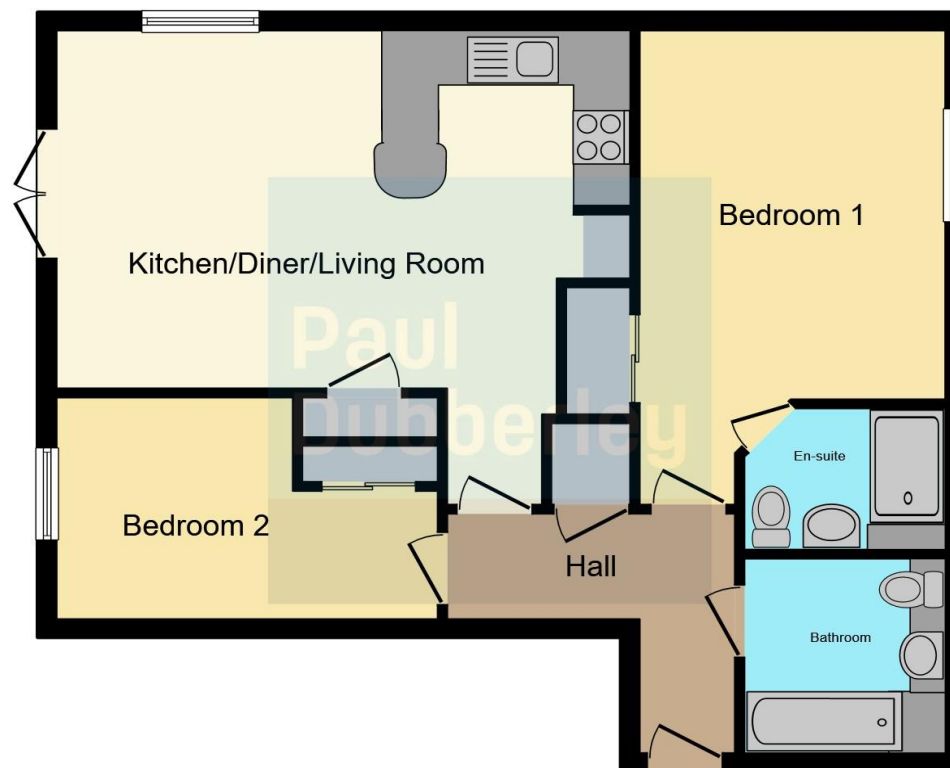












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C C/T Band B**

**view this property online [PaulDubberley.co.uk/Property/PWB104508](http://PaulDubberley.co.uk/Property/PWB104508)**

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