

for sale

offers in the region of **£375,000** Freehold

**Paul
Dubberley**



Charlemont Road West Bromwich B71 3DY

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Property Description

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Entrance Hall

Having door to the front elevation and doors to.

Lounge

16' 4" x 15' 9" (4.98m x 4.80m)
Having double glazed windows to the front and rear elevations, feature fireplace, central heating radiator, wooden beams to ceiling, door to dining room, door leading to stairs to the first floor and door to cellar.

Reception Room Two

16' 4" x 12' 5" (4.98m x 3.78m)
Having a double glazed window to the front elevation, patio doors to the rear, fireplace, central heating radiator and wooden beams to ceiling.

Dining Room

11' 8" x 9' 5" (3.56m x 2.87m)
Having double glazed windows to the front and rear elevations, brick built feature fireplace, archway leading to the kitchen, central heating radiator and wooden beams to ceiling.

Kitchen

11' 3" x 9' 5" (3.43m x 2.87m)
Having a double glazed window to the side elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, brown enamelled one and half bowl sink and drainer, tiling to splash prone areas, gas cooker point, plumbing for washing machine, central heating radiator and wooden beams to ceiling.

Utility Room

Housing boiler and central heating radiator.

Conservatory

8' 1" x 10' 8" (2.46m x 3.25m)
A timber built construction with single glazed windows to the rear and side elevation, door to rear garden and tiled flooring.

Downstairs Wc

Having low level WC and wash hand basin.

Downstairs Bathroom

Having a double glazed window to the rear elevation, part tiled bath with shower over, low level WC, wash hand basin central heating radiator and wooden beams to ceiling.

Landing

Having stairs from the lounge and doors to.

Bedroom One

16' 4" x 15' 9" (4.98m x 4.80m)
Having double glazed window to the front and rear elevation and central heating radiator.

Bedroom Two

8' 2" x 11' 1" (2.49m x 3.38m)
Having a double glazed window to the rear elevation and central heating radiator.

Bedroom Three

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

Cellar

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

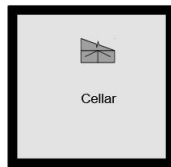
Rear Garden

A very well maintained large garden , with lawn areas, pathways, and surrounding trees and shrubs.

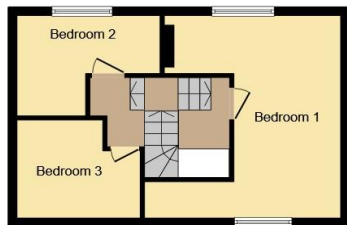








Cellar



First Floor



Ground Floor

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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 E

view this property online PaulDubberley.co.uk/Property/PWB103861

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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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