

for sale  
**£350,000** Freehold

**Paul  
Dubberley**



Rydding Lane West Bromwich B71 2HA



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## Property Description

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## Entrance Hall

Having a double glazed door to the front elevation, stairs to the first floor and doors to.

## Lounge

10' 8" x 15' ( 3.25m x 4.57m )

Having a double glazed window to the front elevation, fireplace with surround, TV point central heating radiator, wooden flooring and door to the dining room.

## Dining Room

10' 9" x 11' 5" ( 3.28m x 3.48m )

Having a double glazed window to the rear elevation, TV point, central heating radiator, wooden flooring and door to the kitchen.

## Kitchen

10' 5" x 10' 9" ( 3.17m x 3.28m )

Having a double glazed window to the rear elevation, door to the rear garden, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, cooker point, plumbing for appliances, central heating radiator and door to pantry.

## First Floor Landing

Having stairs from the entrance hall, and doors to bedrooms, four, three and five and further staircase to the loft rooms.

## Bedroom Four

10' 8" x 9' 4" ( 3.25m x 2.84m )

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

## Bedroom Three

10' 8" x 13' 1" ( 3.25m x 3.99m )

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

## Bedroom Five

10' 9" x 7' 3" ( 3.28m x 2.21m )

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

## First Floor Bathroom

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

## Second Floor Landing

Having stairs from the first floor and doors to.

## Bedroom One

11' 4" x 12' 8" ( 3.45m x 3.86m )

Having a velux roof window and central heating radiator.

## Bedroom Two

16' 3" x 9' 5" ( 4.95m x 2.87m )

Having a double glazed window to the rear elevation, velux roof window and central heating radiator.

## Second Floor Shower Room

Fully tiled, walk in shower, low level WC, vanity wash hand basin and central heating radiator.

## Front Garden

Having blocked paved driveway for parking and side gate for access to the rear.

## Rear Garden

Having patio area lawn areas with surrounding low fence, pathway to the middle, pebbled edging and surrounding shrubs and trees.

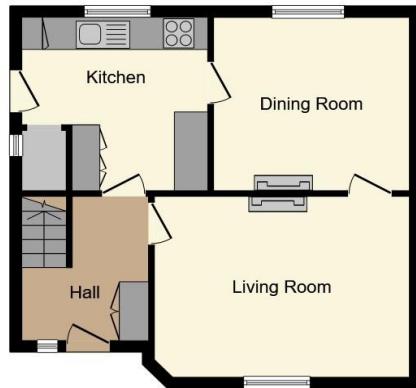








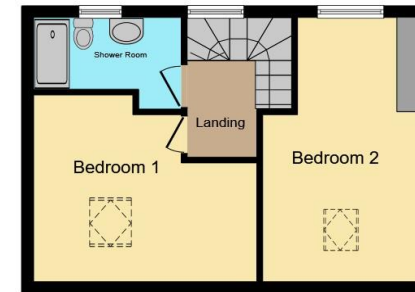




**Ground Floor**



**First Floor**



**Loft Floor**

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: D C/T Band B**

**view this property online [PaulDubberley.co.uk/Property/PWB104545](http://PaulDubberley.co.uk/Property/PWB104545)**

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