

for sale
£180,000 Freehold

**Paul
Dubberley**



Witton Lane West Bromwich B71 2AF

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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 door to the lounge.

Lounge

10' 10" x 11' 11" (3.30m x 3.63m)

Having a double glazed bay window to the front elevation, fireplace with surround, TV point, wooden flooring and door to kitchen.

Kitchen

10' 2" x 14' 11" (3.10m x 4.55m)

Having a double glazed window to the rear elevation, range of wall and base units, with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, and door to conservatory.

Conservatory

7' 8" x 13' 7" (2.34m x 4.14m)

A UPVC construction with double glazed windows tot the rear and side elevations, and sliding patio door to the rear garden.

Landing

Having a double glazed window to the front elevation, stairs from the entrance hall and doors to.

Bedroom One

12' 10" x 12' (3.91m x 3.66m)

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

Bedroom Two

10' 2" x 8' 6" (3.10m x 2.59m)

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

Bathroom

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

Front Garden

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

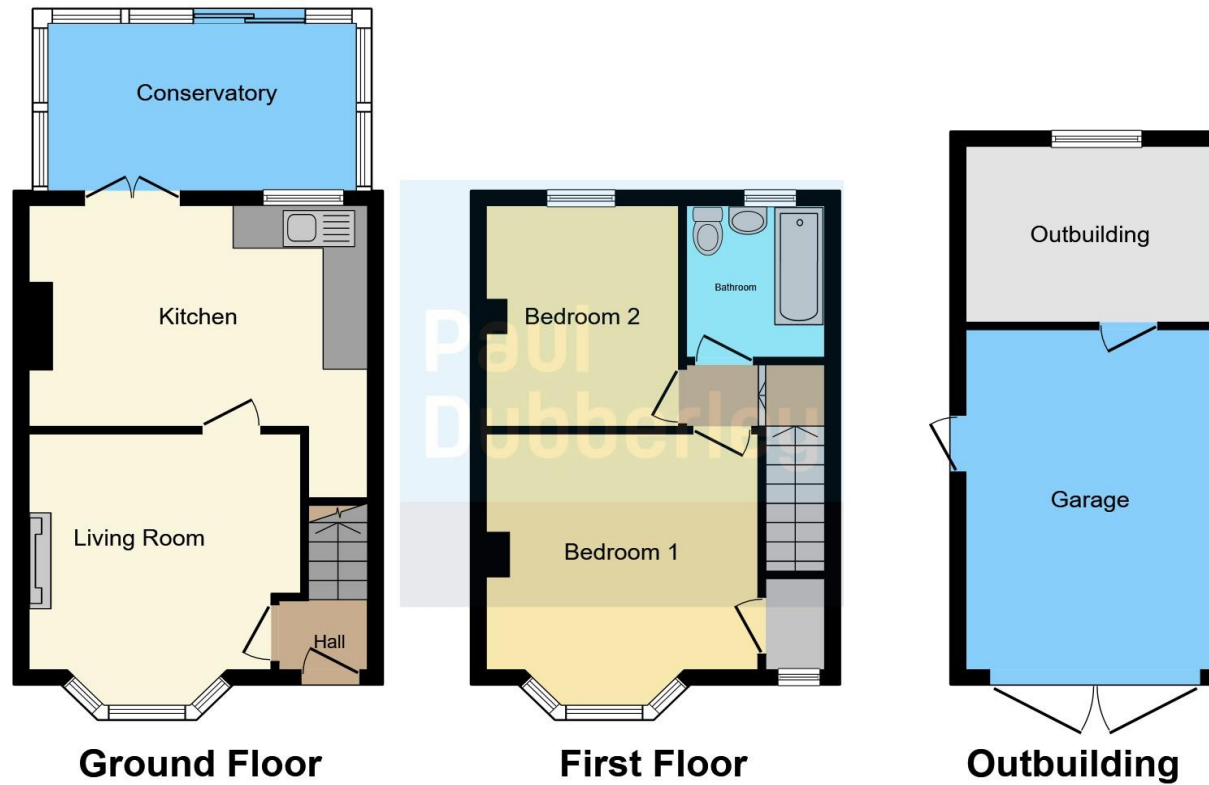
Rear Garden

Having block paved patio area, steps rising to fully slabbed area and gate to rear for access to the garage and outbuilding.









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: E C/T Band A

view this property online PaulDubberley.co.uk/Property/PWB104430

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.

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