

for sale  
**£220,000** Freehold

**Paul  
Dubberley**



Young Street WEST BROMWICH B70 9TX



## 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  
living room.

### Lounge

Having a double glazed bow window to the  
front elevation, fireplace with surround,  
central heating radiator and door to kitchen.

### Kitchen

8' 9" x 10' 8" ( 2.67m x 3.25m )  
Having a double glazed window to the rear  
elevation, fitted kitchen with a range of wall  
and base units, with worksurfaces over, sink  
and drainer, cooker point, plumbing for  
washing machine, central heating boiler,  
central heating radiator and door to rear  
garden.

### Landing

Having stairs from the entrance hall and  
doors to.

### Bedroom One

16' 2" x 10' 3" ( 4.93m x 3.12m )  
Having a double glazed window to the front  
elevation and central heating radiator.

### Bedroom Two

8' 3" x 11' 5" ( 2.51m x 3.48m )  
Having a double glazed window to the rear  
elevation and central heating radiator.

### Bedroom Three

7' 5" x 8' 5" ( 2.26m x 2.57m )  
Having a double glazed window to the rear  
elevation and central heating radiator.

## Downstairs Bathroom

4' 7" x 8' 3" ( 1.40m x 2.51m )  
Having a double glazed window to the rear  
elevation, bath with shower over, low level  
WC, wash hand basin and central heating  
radiator.

## Front Garden

Having block paved driveway for parking,  
lawn area and side gate giving access to the  
rear garden.

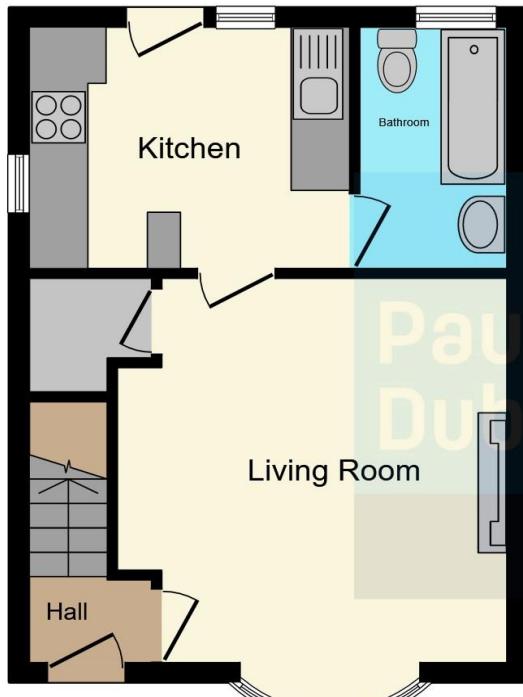
## Rear Garden

Fully paved area.

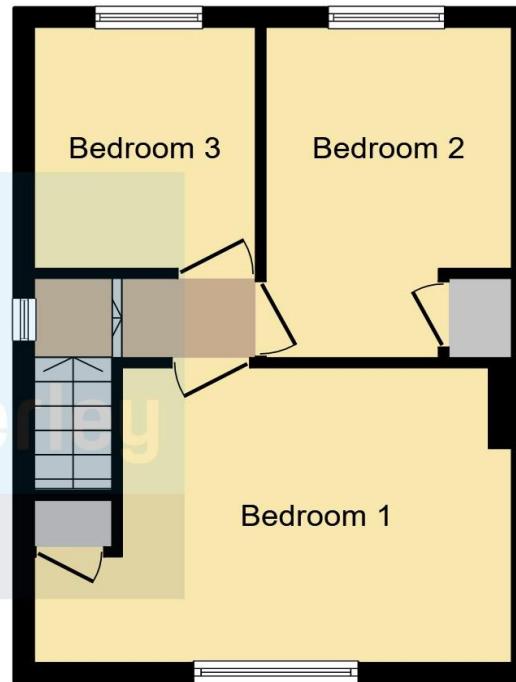








**Ground Floor**



**First 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: C C/T Band A**

**view this property online [PaulDubberley.co.uk/Property/PWB104550](http://PaulDubberley.co.uk/Property/PWB104550)**

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