

for sale

offers in the region of **£280,000** Freehold

**Paul
Dubberley**



Rydding Square WEST BROMWICH B71 2AB

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Property Description

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Entrance Porch

Having double glazed sliding doors to the front elevation and further door into the entrance hall.

Entrance Hall

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

Lounge

16' 3" x 20' 5" (4.95m x 6.22m)

Having a double glazed bay window to the front elevation, fireplace with surround, central heating radiator, wooden flooring and archway leading to dining area.

Dining Room

Having double glazed doors to the rear elevation, central heating radiator, wooden flooring and door to kitchen.

Kitchen

9' 7" x 6' 7" (2.92m x 2.01m)

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, oven and hob, central heating radiator and door to utility room.

Utility Room

8' 9" x 6' 7" (2.67m x 2.01m)

Having a range of wall units, worksurfaces, plumbing for appliances and door to WC.

WC

Having a low level WC and vanity wash hand basin.

Landing

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

Bedroom One

10' 9" x 7' 9" (3.28m x 2.36m)

Having a double glazed bay window to the front elevation, fitted wardrobes and storage, wooden flooring and central heating radiator.

Bedroom Two

9' 2" x 10' (2.79m x 3.05m)

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

Bedroom Three

5' 9" x 6' 6" (1.75m x 1.98m)

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

Bathroom

5' 9" x 5' 5" (1.75m x 1.65m)

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

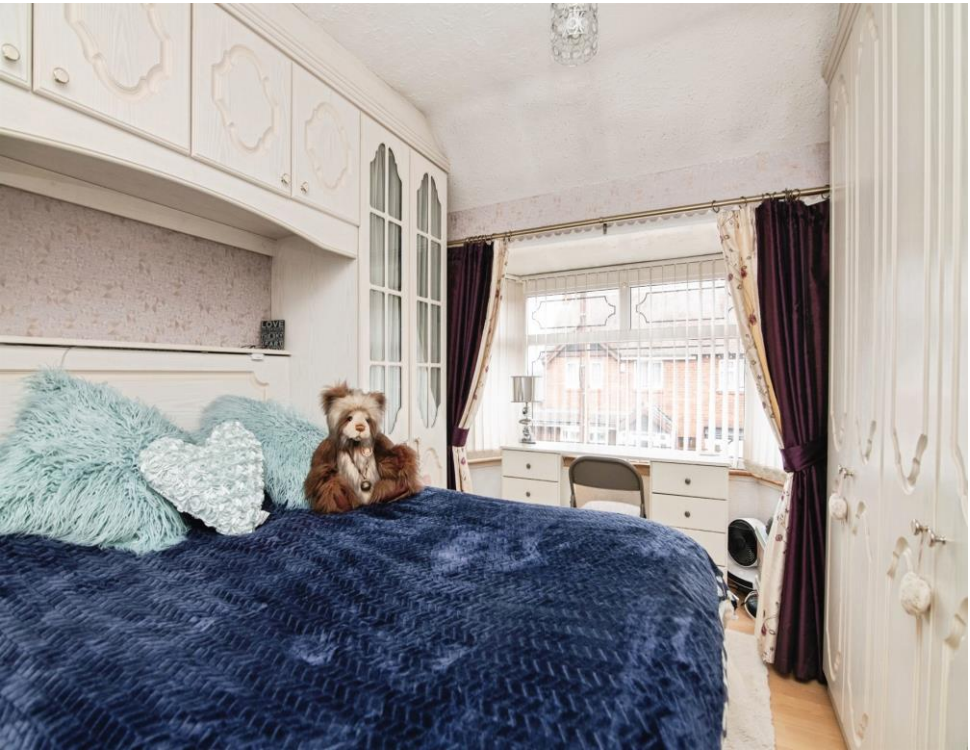
Front Garden

Having block paved driveway and garage.

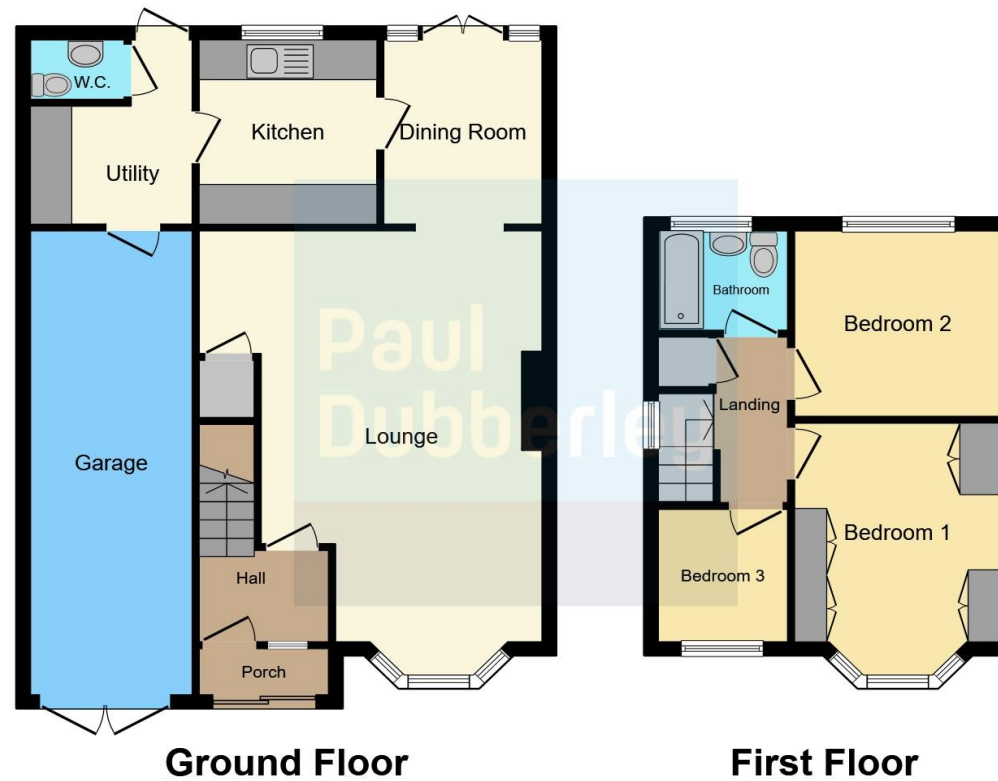
Rear Garden

Well maintained garden with paved patio area, pebble area to side, steps leading to lawn area with surrounding trees and shrubs.









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 Council Tax
 Band: C

view this property online PaulDubberley.co.uk/Property/PWB104580

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.

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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Property Ref: PWB104580 - 0004

