

for sale  
**£210,000** Freehold

**Paul  
Dubberley**



Nicholls Street WEST BROMWICH B70 6HN

# Nicholls Street WEST BROMWICH B70 6HN



## Property Description

DO YOU HAVE A PROPERTY TO SELL?

We offer FREE selling valuations

DO YOU NEED A MORTGAGE?

Our fully qualified mortgage experts offer mortgage & remortgage advice

## Entrance

Having door to the front elevation and further door into the entrance hall.

## Entrance Hall

Having door to the front elevation, stairs to the first floor, storage cupboard, central heating radiator and doors to.

## Reception Room

13' x 10' 7" ( 3.96m x 3.23m )

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

## Living Room

13' 11" x 10' 7" ( 4.24m x 3.23m )

Having a double glazed window to the rear elevation, central heating radiator, this is currently being occupied as a bedroom.

## Dining Room

8' 9" x 14' 8" ( 2.67m x 4.47m )

Having double glazed window to the side elevation, central heating radiator and door to kitchen and rear garden.

## Kitchen

11' 8" x 8' 6" ( 3.56m x 2.59m )

Having a double glazed window to the side elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, cooker point, plumbing for appliances, central heating boiler, central heating radiator and door to inner lobby.

## Inner Lobby

Having doors to the rear garden and to shower room.

## Downstairs Shower Room

8' 8" x 6' 6" ( 2.64m x 1.98m )

Having a double glazed window to the side elevation, fully tiled, walk in shower area, low level WC, vanity wash hand basin, heated towel rail and extractor fan.

## Landing

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

## Bedroom Two

12' 5" x 10' 4" ( 3.78m x 3.15m )

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

## Bedroom One

11' 2" x 13' 2" ( 3.40m x 4.01m )

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

## Bedroom Three

6' 6" x 9' 9" ( 1.98m x 2.97m )

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

## Front Garden

Having surrounding wall with gate and fully paved area.

## Rear Garden

Having paved area, lawn area and surrounding trees and shrubs.

## Agent Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.









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)

To view this property please contact Paul Dubberley on

**T** 0121 525 2111  
**E** [westbromwich@pauldubberley.co.uk](mailto:westbromwich@pauldubberley.co.uk)

290 - 292 High Street  
WEST BROMWICH B70 8EN

**EPC Rating: C C/T Band A**

**view this property online [PaulDubberley.co.uk/Property/PWB104549](http://PaulDubberley.co.uk/Property/PWB104549)**

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.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: PWB104549 - 0002

