

for sale  
**£210,000** Freehold

**Paul  
Dubberley**



Lily Street WEST BROMWICH B71 1EB



# Lily Street WEST BROMWICH B71 1EB



## 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 double glazed door to the front elevation and further door to the hallway.

## Entrance Hall

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

## Front Room

13' 5" x 12' ( 4.09m x 3.66m )

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

## Living Room

13' 1" x 12' 1" ( 3.99m x 3.68m )

Having a double glazed window to the rear elevation, fireplace with surround, wooden flooring, central heating radiator and door to the kitchen.

## Kitchen

16' 3" x 8' 6" ( 4.95m x 2.59m )

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

## Landing

Having stairs from the entrance hall, loft access, store cupboards and doors to.

## Bedroom One

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

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

## Bedroom Two

12' 7" x 8' 8" ( 3.84m x 2.64m )

Having a double glazed window to the front elevation, fitted wardrobes and central heating radiator

## Bedroom Three

8' 6" x 6' 4" ( 2.59m x 1.93m )

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

## Bedroom Three

8' 6" x 6' 4" ( 2.59m x 1.93m )

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

## Bathroom

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

## Front Garden

Blocked paved area.

## Rear Garden

Good size garden all slabbed with shed to rear and brick out building













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: D C/T Band A**

**view this property online** [PaulDubberley.co.uk/Property/PWB104248](http://PaulDubberley.co.uk/Property/PWB104248)

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: PWB104248 - 0002

