

for sale  
**£250,000** Freehold

**Paul  
Dubberley**



Hartland Road WEST BROMWICH B71 3DF



# Hartland Road WEST BROMWICH B71 3DF



## Property Description

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## Entrance Porch

Having a double glazed door to the side elevation, double glazed windows to the front and side and further door into the entrance hall.

## Entrance Hall

Having door to the front elevation, stair to the first floor and door to the lounge.

## Lounge

13' 11" x 12' 5" ( 4.24m x 3.78m )  
Having a double glazed window to the front elevation, fireplace with surround, TV point, central heating radiator and door to the dining room.

## Dining Room

9' 6" x 11' 5" ( 2.90m x 3.48m )  
Having door to the kitchen, door to inner lobby giving access to the shower room.

## Kitchen

13' 9" x 12' 8" ( 4.19m x 3.86m )  
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, cooker point with cooker hood over, plumbing for appliances, central heating radiator and door to rear garden.

## Downstairs Shower Room

Having a double glazed window to the rear elevation, fully tiled, shower cubicle, low level WC, was hand basin and central heating radiator.

## Landing

Having stairs from the entrance hall and doors to.

## Bedroom One

12' 1" x 13' 10" ( 3.68m x 4.22m )  
Having a double glazed window to the front elevation, fitted wardrobes and central heating radiator.

## Bedroom Two

12' 9" x 9' 3" ( 3.89m x 2.82m )  
Having a double glazed window to the rear elevation and central heating radiator.

## Bedroom Three

9' 8" x 7' 6" ( 2.95m x 2.29m )  
Having a double glazed window to the rear elevation and central heating radiator.

## Rear Garden

Having block paved patio area, lawn area with pathway to the middle and 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](http://www.focalagent.com)

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

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