

for sale
£375,000 Freehold

**Paul
Dubberley**



Hydes Road WEST BROMWICH B71 2EG

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Property Description

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Entrance Hall

Having door to the front elevation, stairs to the first floor, storage cupboard and doors to the kitchen, lounge and garage.

Kitchen

7' 10" x 9' (2.39m x 2.74m)

Having a double glazed window to the front elevation, fitted kitchen with a range of wall and base units, with work surfaces over, stainless steel sink and drainer, cooker point and central heating radiator.

Lounge

17' 8" x 21' 3" (5.38m x 6.48m)

Having a double glazed window to the front elevation, double glazed patio doors to the rear, fireplace with surround, door to the dining room and two central heating radiators.

Dining Room

12' 5" x 13' (3.78m x 3.96m)

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

Landing

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

Bedroom One

18' x 9' 10" (5.49m x 3.00m)

Having double glazed windows to the front and rear elevations and central heating radiator.

Bedroom Two

17' 10" x 9' 2" (5.44m x 2.79m)

Having double glazed windows to the front and rear elevations, built in wardrobes and central heating radiator.

Bedroom Three

8' 6" x 12' 1" (2.59m x 3.68m)

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

Bathroom

5' 3" x 7' 10" (1.60m x 2.39m)

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

Downstairs Wc

Access is via the garage with a window to the rear elevation and low level WC.

Garage

31' 9" x 9' 10" (9.68m x 3.00m)

Having double doors, access to WC and rear garden.

Front Garden

Having gate to the front, fully block paved for parking and surrounding trees.

Rear Garden

Having patio area, lawn areas with pathways to the edge and surround 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: C C/T Band D

view this property online PaulDubberley.co.uk/Property/PWB104573

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