

for sale
£250,000 Freehold

**Paul
Dubberley**



Smithmoor Crescent WEST BROMWICH B71 3ES

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Property Description

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Entrance Hall

Having a double glazed door to the front elevation, central heating radiator and doors to.

Cloakroom

Having a low level WC, wash hand basin, central heating radiator and tiling to splash prone areas.

Kitchen/Diner

15' 9" max x 10' 9" max (4.80m max x 3.28m max)

Having double glazed windows to the front and side elevations, fitted kitchen with range of wall and base units, with worksurfaces over, stainless steel sink and d drainer, tiling to splash prone areas, electric oven and gas hob, with cooker hood over, plumbing for washing machine and dishwasher, fridge freezer, central heating boiler, and central heating radiator.

Inner Hall

Having stairs to the first floor and doors to kitchen and lounge.

Lounge

11' 4" x 9' 1" (3.45m x 2.77m)

Having double glazed French door to the rear elevation, wall light, spotlights, TV point, telephone point and central heating radiator.

First Floor Landing

Having stairs from the inner hall and doors to bedroom two and bedroom three and further staircase to the second floor.

Bedroom Two

14' 5" x 9' 3" (4.39m x 2.82m)

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

Bedroom Three

8' 4" x 7' 7" (2.54m x 2.31m)

Having a double glazed window tot he front elevation, walk in wardrobes, TV point and central heating radiator.

Bathroom

Having a double glazed window to the side elevation, part tiled, bath with shower over, low level WC, wash hand basin, extractor fan, shaver point, central heating radiator and airing cupboard.

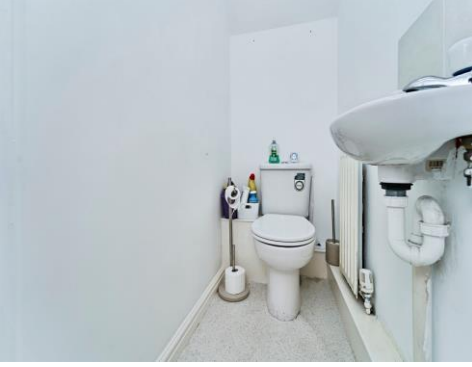
Bedroom One

25' 6" x 10' 6" max (7.77m x 3.20m max)

Having two double glazed windows to the front elevation, one double glazed window to the rear, fitted wardrobes, TV pint, two central heating radiators, loft access and door to ensuite.

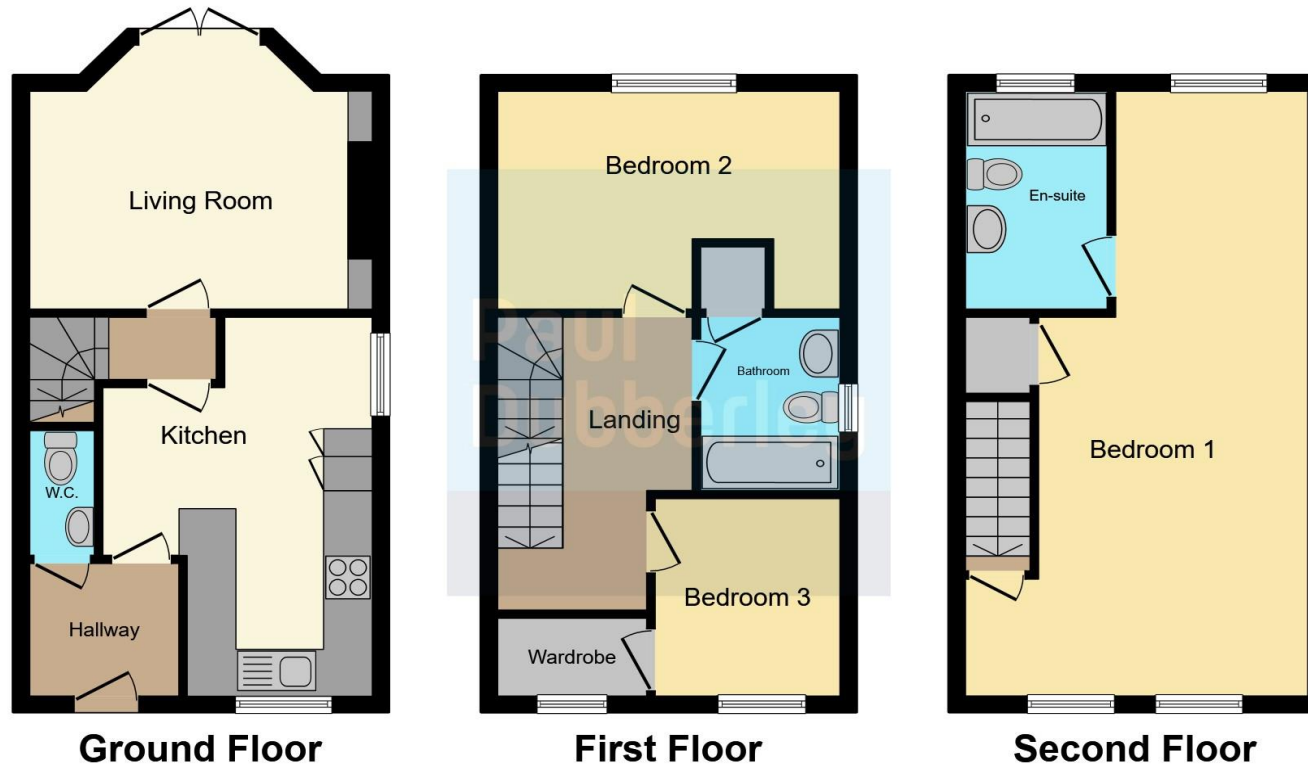
Ensuite

Having a double glazed window tot he rear elevation, bath with mixer taps, part tiled, low level wc, wash hand basin, extractor fan, shaver point and central heating radiator.









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 C

view this property online PaulDubberley.co.uk/Property/PWB104571

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