

for sale
£500,000 Freehold

**Paul
Dubberley**



Bustleholme Lane West Bromwich B71 3BD

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Property Description

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Entrance Porch

Having double glazed double doors to the front elevation

Entrance Hall

Having a double door to the front elevation, open plan into the lounge.

Lounge

Having a double glazed window to the front elevation, TV point, two central heating radiators and stairs to the first floor.

Lounge / Dining Area

Having a double glazed bay window to the front elevation, TV point, three central heating radiators and door to family room.

Family Room

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

Dining Room

Having door to hallway, archway to kitchen and central heating radiator.

Kitchen

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel one and half bowl sink and drainer, tiling to splash prone areas, oven and hob, with cooker hood over, plumbing for dishwasher and fridge freezer.

Utility Room

Having a stainless steel sink and drainer, plumbing for washing machine, central heating boiler, central heating radiator and door to garden and shower room.

Shower Room

Fully tiled, low level WC, vanity wash hand basin, walk in shower and extractor fan.

Landing

Having stairs from reception room three, loft access central heating radiator and doors to.

Bedroom One

Having a double glazed window to the front elevation and fitted wardrobes.

Bedroom Two

Having two double glazed windows to the front elevation, fitted wardrobes and central heating radiator.

Bedroom Three

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

Bedroom Four

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

Bathroom

Having a double glazed window to the rear elevation, part tiled, bath with electric shower over, vanity wash hand basin, low level WC and heated towel rail.

Front Garden

Fully blocked paved, parking for several cars with gated entrance and brick surround.

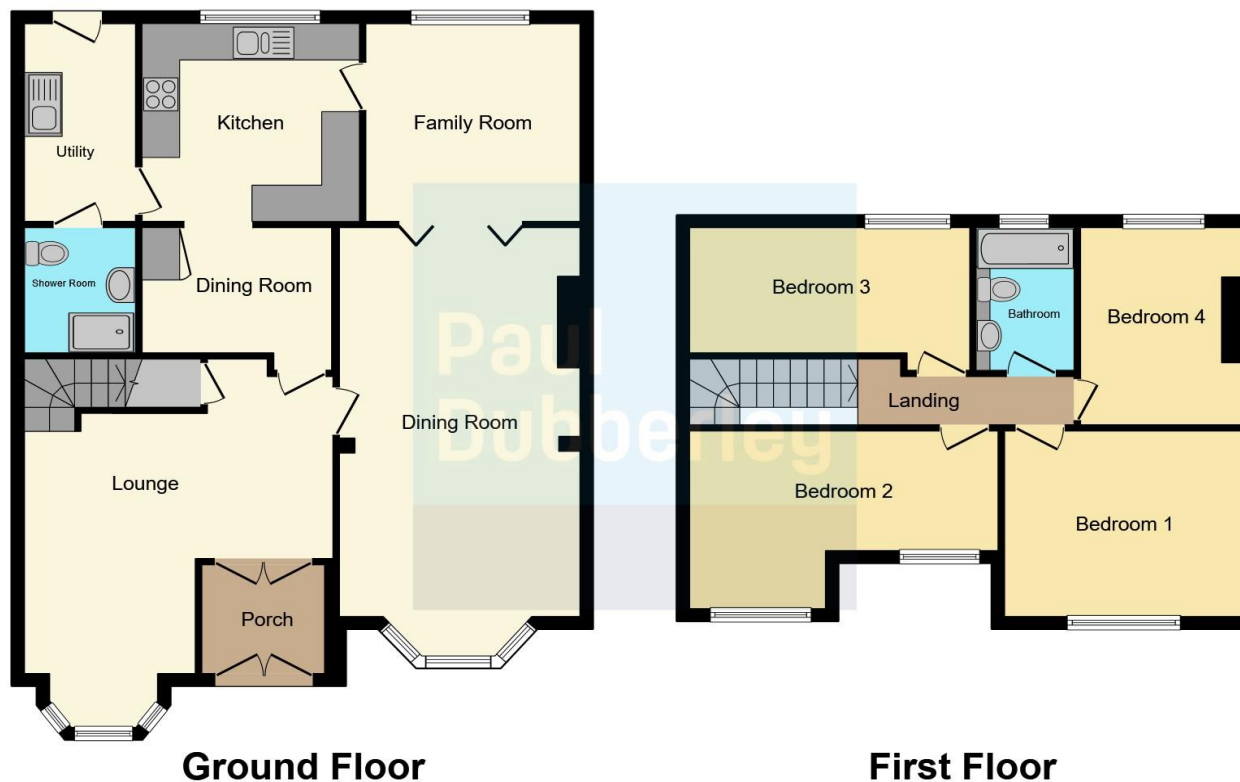
Rear Garden

Fully paved with seating area, and outbuilding with power supply.









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/PWB104196

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.

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