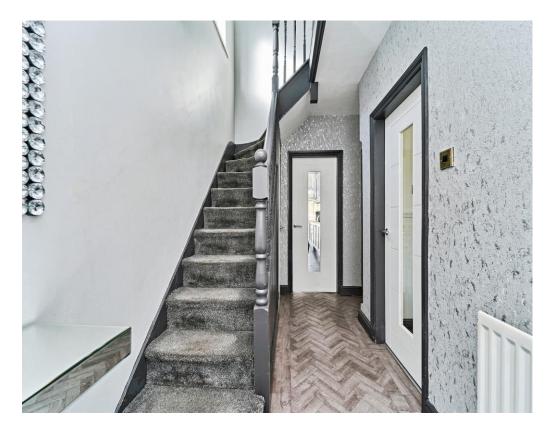
# Paul Dubberley



Wolverhampton Road OLDBURY B68 0LH

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# **Property Description**

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## **Entrance Porch**

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

#### **Entrance Hall**

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

# **Living Room**

15' 8" x 11' 8" ( 4.78m x 3.56m )

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

# **Family Room**

15' 1" x 11' 1" ( 4.60m x 3.38m )

Having windows to the rear elevation, fireplace with surround, central heating radiator and door to kitchen.

# Kitchen/Diner

23' 4" x 16' 5" ( 7.11m x 5.00m )

Having double glazed windows to the rear and side elevations, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, oven and hob with cookerhood over, central heating radiator, door to rear garden and doors to utility area, shower room and study.

# **Utility Area**

Having wall units, worksurfaces, central heating boiler and plumbing for washing machine.

#### **Shower Room**

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

# Study

14' 11" x 7' 4" ( 4.55m x 2.24m )

Having a double glazed window to the front elevation.

# Landing

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

#### **Bedroom One**

15' 8" x 10' 11" ( 4.78m x 3.33m )

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

#### **Bedroom Two**

14' 11" x 10' 11" ( 4.55m x 3.33m )

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

#### **Bedroom Three**

9' 10" x 6' 10" ( 3.00m x 2.08m )

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, shower cubicle, vanity wash hand basin, low level WC, extractor fan and central heating radiator.

### **Front Garden**

Having block paved driveway for parking.

#### Rear Garden

Having patio areas, lawn areas, surrounding trees and shed to the rear.

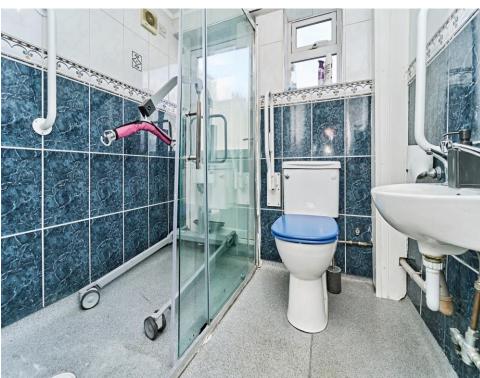


















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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