

for sale  
**£375,000** Freehold

**Paul  
Dubberley**



Wolseley Road West Bromwich B70 0LS

# Wolseley Road West Bromwich B70 0LS



## Property Description

DO YOU HAVE A PROPERTY TO SELL?

We offer FREE selling valuations

DO YOU NEED A MORTGAGE?

Our fully qualified mortgage experts offer mortgage & remortgage advice

## 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 downstairs storage cupboard, and doors to living area and shower room.

## Downstairs Shower Room

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

## Lounge/Kitchen/Dining Room

22' 2" x 27' 2" ( 6.76m x 8.28m )

An open plan living area with Bi folding doors to the rear, three skylight windows, double glazed window to the rear, fireplace with surround, TV point, central heating radiator, tiled floor throughout, spotlights to ceiling, kitchen area is fully fitted with island to the middle, range of wall and base units, with worksurfaces over, sink and drainer, integrated oven and hob with cookerhood over, central heating radiator and further doors to rear garden and utility room.

## Utility Room

Having a double glazed window to the front elevation, worksurfaces, plumbing for washing machine and central heating radiator.

## First Floor Landing

Having stairs from the entrance hall, further staircase leading to the second floor and doors to.

## Bedroom Two

12' 11" x 10' 2" ( 3.94m x 3.10m )

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

## Bedroom Three

16' 9" x 7' 6" ( 5.11m x 2.29m )

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

## Bedroom Four

7' 2" x 9' 6" ( 2.18m x 2.90m )

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

## First Floor Bathroom

Having a double glazed window to the front elevation, fully tiled with bath, low level WC, his and hers wash hand basin, storage units, integrated TV screen and central heating radiator.

## Second Floor Landing

Having stairs from the first floor landing giving access to bedroom one and ensuite.

## Bedroom One

13' 5" x 14' 5" ( 4.09m x 4.39m )

Having a double glazed window to the side elevation, skylight window, walk in wardrobes, central heating radiator and door to ensuite

## En-Suite

Having a double glazed window to the side elevation, fully tiled with low level WC, wash hand basin and shower cubicle.

## Front Garden

Fully paved driveway for parking.

## Rear Garden

Well maintained garden with lawn area, porcelain tiled area, enclosed hot tub and annex building to the rear.

## Annex Building

Having tiled floor, central heating radiator and plumbing for shower room to include low level WC, wash hand basin and shower cubicle.









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)

To view this property please contact Paul Dubberley on

**T** 0121 525 2111  
**E** [westbromwich@pauldubberley.co.uk](mailto:westbromwich@pauldubberley.co.uk)

290 - 292 High Street  
 WEST BROMWICH B70 8EN

**EPC Rating: B**

**view this property online** [PaulDubberley.co.uk/Property/PWB104593](http://PaulDubberley.co.uk/Property/PWB104593)

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: PWB104593 - 0002

