# Paul Dubberley



Wolseley Road West Bromwich B70 0LS

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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 understairs 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

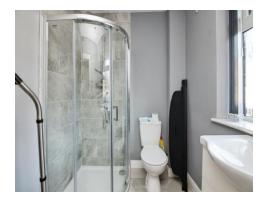
Well maintained garden with lawn area, porcelain tiled area, enclosed hot tub and annex building to the rear.

## **Annex Building**

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





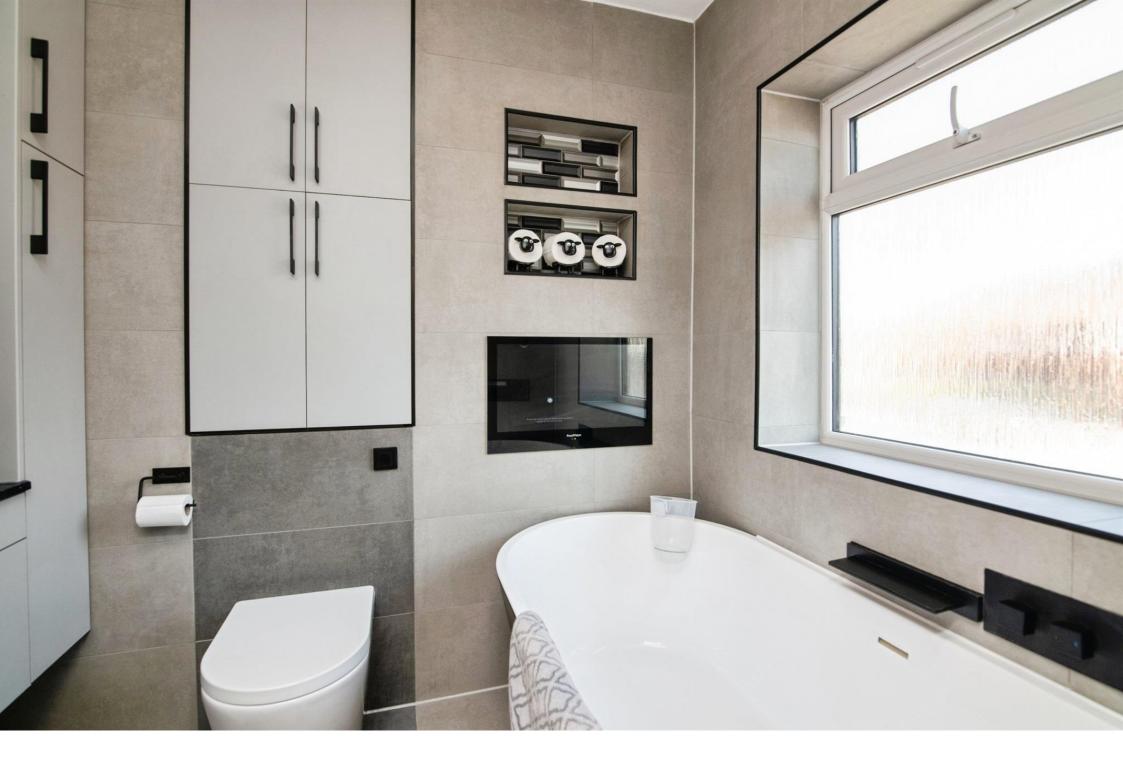














This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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**EPC Rating: B** 

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