

for sale

guide price **£550,000** Freehold

**Paul
Dubberley**



Dagger Lane West Bromwich B71 4BT

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Property Description

Keanu Griffiths from Paul Dubberley is proud to showcase this wonderful family home boasting original features throughout and is not one to be missed, the property is situated on a larger than average plot which is on the highly sought after road Dagger Lane just off Sandwell Valley. The property has potential to be extended further subject to relevant planning permissions. Property comprises of a beautiful large entrance hallway with doors to two reception rooms and a bathroom with an en-suite added on. The landing area has a large open space with original stain glassed windows to the front of the property bringing in a lot of natural light. This property is not one to be missed and registering your interest early is recommended. To register please call the Paul Dubberley team on 0121 525 2111.

Storm Porch

Having a single glazed door to the front elevation and single glazed windows to the front.

Entrance Hall

Having a single glazed door to the front elevation, single glazed window to the front, two understairs storage cupboards and central heating radiator.

Lounge

19' 9" x 13' 11" (6.02m x 4.24m)
Having single glazed bay windows to the front and rear elevations, single glazed French doors to the conservatory, fireplace, wall lights, TV point, telephone point and central heating radiator.

Conservatory

11' 9" x 13' 9" (3.58m x 4.19m)
An UPVC construction with double glazed windows to the rear and side elevations, French doors to the rear garden and plumbing for washing machine.

Dining Room

12' 11" x 16' 11" (3.94m x 5.16m)

Having a single glazed bay window with French door to the rear elevation, feature fireplace, TV point, three central heating radiators and door to the kitchen.

Recep Room Three/Bedroom Six

12' 6" x 12' 1" (3.81m x 3.68m)
Having a double glazed window to the front elevation, and central heating radiator.

Ensuite

Having a single glazed window to the side elevation, low level WC, wash hand basin and shower cubicle.

Kitchen

12' 11" x 10' 11" (3.94m x 3.33m)
Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, one and half bowl sink and drainer, tiling to splash prone areas, gas oven and gas hob with cooker hood over, TV point and door to rear lobby.

Rear Lobby

Having door to the rear garden, two storage cupboards and door to WC.

Downstairs Wc

Having a single glazed window to the front elevation and low level WC.

Landing

Having stairs from the hallway, single glazed window to the front elevation, loft access and central heating radiator.

Bedroom One

15' 2" x 14' 11" (4.62m x 4.55m)
Having a single glazed bay window to the rear elevation, fitted wardrobes, fireplace, wash hand basin and central heating radiator.

Bedroom Two

13' x 14' (3.96m x 4.27m)

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

Bedroom Three

12' 11" x 11' (3.94m x 3.35m)

Having a single glazed window to the rear elevation, central heating radiator and wash hand basin,

Bedroom Four

12' 7" x 13' 11" (3.84m x 4.24m)

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

Bedroom Five

6' 1" x 8' 4" (1.85m x 2.54m)

Having a single glazed window to the front elevation.

Bathroom

Having a single glazed window to the front and side elevations, part tiled, corner bath, vanity wash hand basin, low level WC, airing cupboard and central heating radiator.

Garage

28' 5" x 11' 7" (8.66m x 3.53m)

Having a roller shutter door to the the side, power, lighting and door to rear lobby and access to Sallters Lane.

Front Garden

Parking for multiple cars, hedge borders with lawn area.

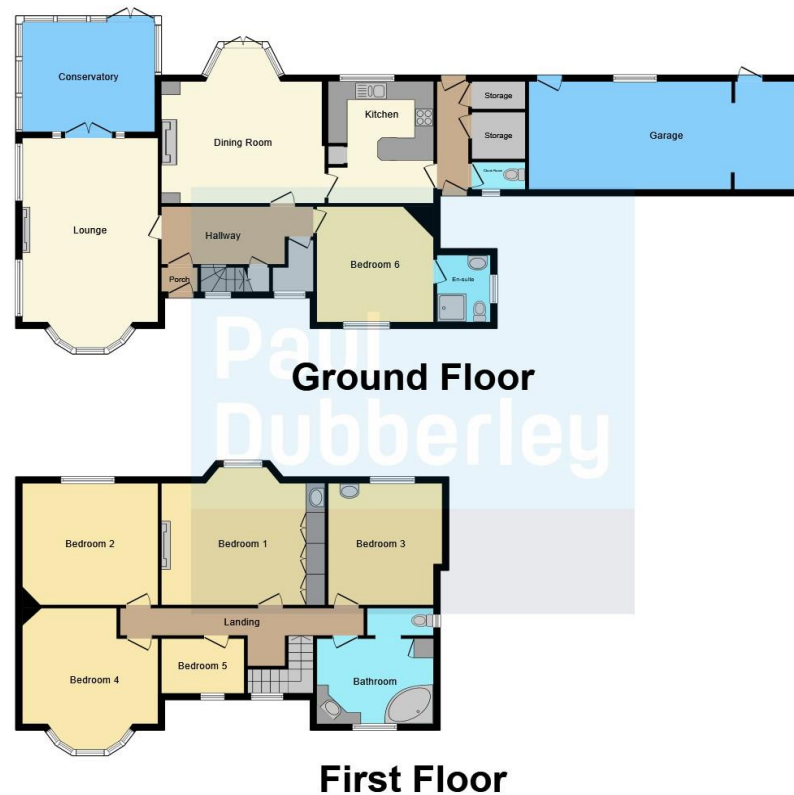
Rear Garden

Mainly laid to lawn, surrounding shrubs and hedges and patio area.









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: D Council Tax
 Band: F

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Property Ref: PWB104538 - 0005

