

for sale
£325,000 Freehold

**Paul
Dubberley**



William Savage Way Smethwick B66 4SQ

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Property Description

This well kept, well presented three bedroom detached property on William Savage Way offers spacious and modern living, perfect for families.

This property has fantastic local transport links, such as having several train stations, within a two-mile radius, including; Langley Green Station, Smethwick Rolfe Street Station, Smethwick Galton Bridge Station and Rowley Regis Station. There are also multiple bus stops within walking distance of the property giving access to the surrounding towns and Birmingham City Centre.

Entrance Hall

Having door, stairs to the first floor, and doors to.

Cloak Room

Having low level WC, wash hand basin and central heating radiator.

Lounge

18' 8" x 11' 10" (5.69m x 3.61m)

Having a double glazed bay window to the front elevation, double glazed window to the side, storage cupboard and central heating radiator.

Dining Room

10' 4" x 9' 1" (3.15m x 2.77m)

Having double glazed patio doors to the rear elevation and central heating radiator.

Kitchen

10' 4" x 8' 10" (3.15m x 2.69m)

Having a double glazed window to the front 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, integrated oven and hob, plumbing for washing machine and door to rear garden.

Landing

Having stairs from the entrance hall and doors to.

Bedroom One

18' 8" x 14' 4" (5.69m x 4.37m)

Having a double glazed window to the side elevation, central heating radiator and door to ensuite.

Ensuite

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

Bedroom Two

10' 6" x 9' 10" (3.20m x 3.00m)

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

Bedroom Three

9' 2" x 9' 1" (2.79m x 2.77m)

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

Bedroom Three

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

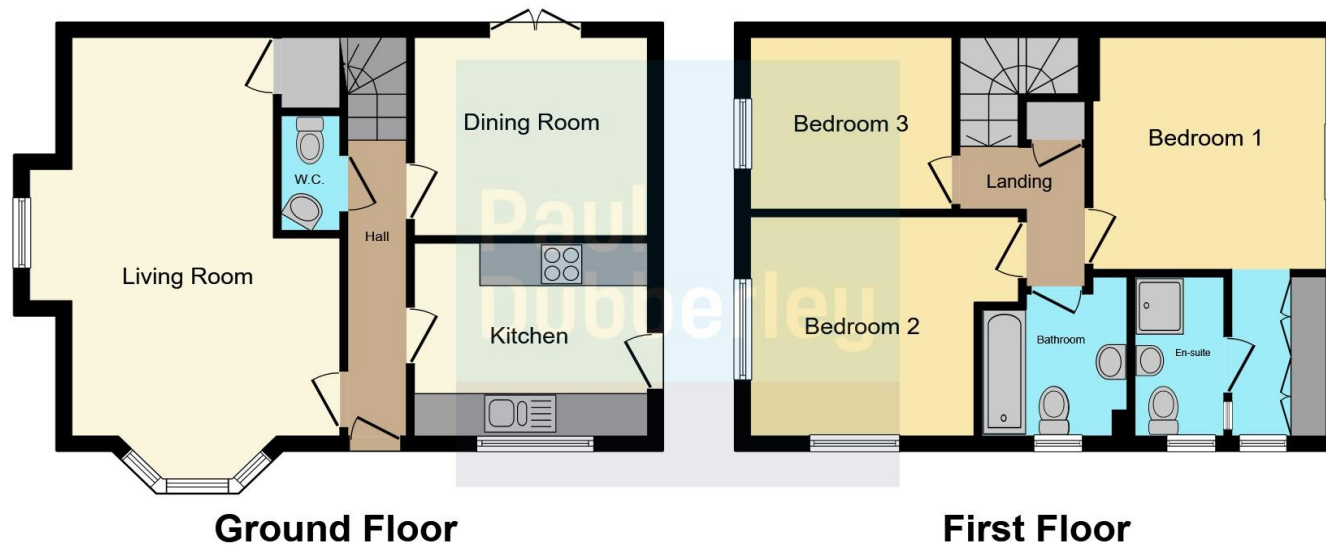
Bathroom

Having a double glazed window to the front elevation, bath, low level WC, wash hand basin and central heating radiator.









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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290 - 292 High Street
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EPC Rating: C Council Tax
 Band: D

view this property online PaulDubberley.co.uk/Property/PWB104717

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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