

for sale

offers in the region of **£190,000** Freehold

**Paul  
Dubberley**



Ash Drive West Bromwich B71 1BP



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## Property Description

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## Entrance Porch

Having door and window to the front elevation and further door into the entrance hall.

## Entrance Hall

Having door and window to the front elevation, stairs to the first floor, understairs storage cupboards and doors to.

## Lounge

10' 8" x 13' 8" ( 3.25m x 4.17m )

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

## Kitchen

17' 10" x 7' 5" ( 5.44m x 2.26m )

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, sink and drainer, tiling to splash prone areas, integrated oven and hob with cooker hood over, plumbing for washing machine and door to rear garden.

## Landing

Having stairs from the entrance hall and doors to.

## Bedroom One

11' 9" x 10' 9" ( 3.58m x 3.28m )

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

## Bedroom Two

8' 9" x 10' 9" ( 2.67m x 3.28m )

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

## Bedroom Three

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

## Shower Room

5' 8" x 6' 8" ( 1.73m x 2.03m )

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

## Front Garden

Having pathway to the entrance and lawn area.

## Rear Garden

Having covered decking area and lawn area.

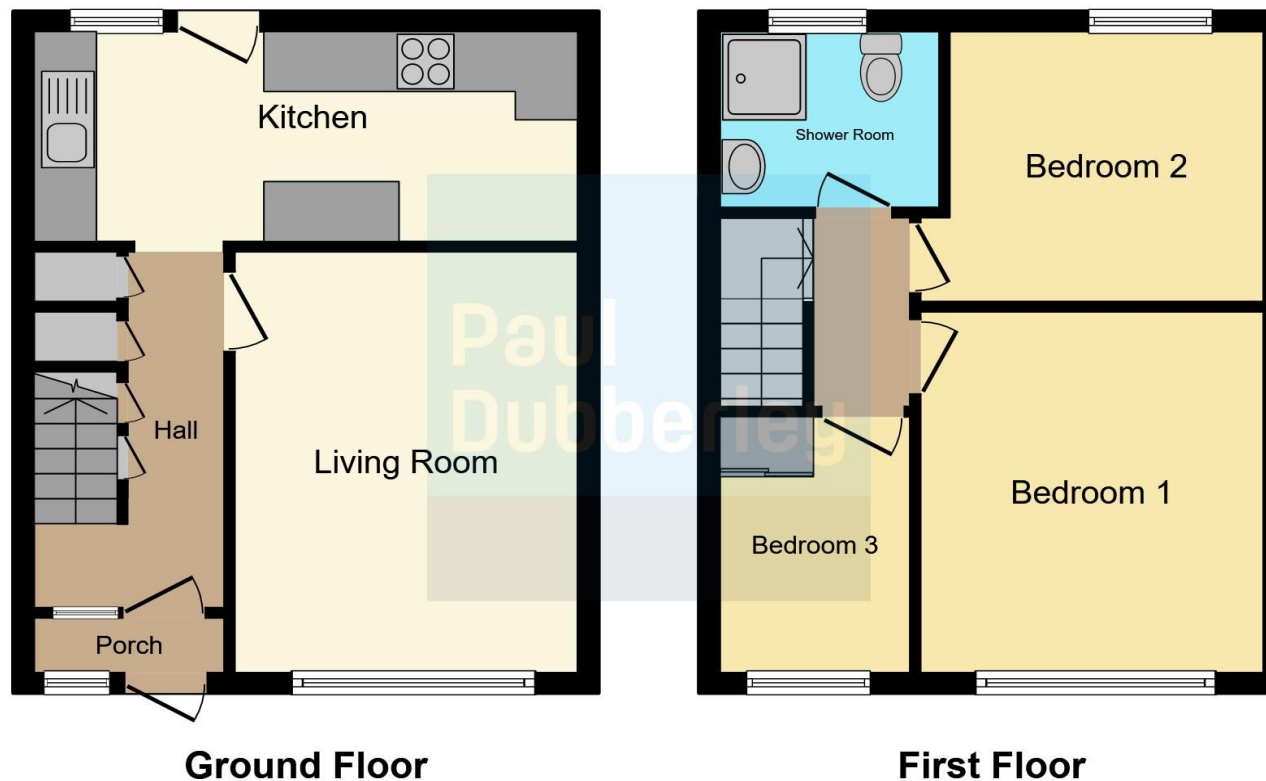












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

**view this property online** [PaulDubberley.co.uk/Property/PWB104726](http://PaulDubberley.co.uk/Property/PWB104726)

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