

for sale
£325,000 Freehold

**Paul
Dubberley**



The Lenches Shelsley Avenue Oldbury B69 1BF

The Lenches Shelsley Avenue Oldbury B69 1BF



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

This beautiful family home is situated in a popular residential area, providing easy access to local transport links and various local schools. There are motorway links close by such as M5 Junction 2 linking to the M6 and M42. The property comprises of lounge, dining room, fitted kitchen with integrated appliances, downstairs cloakroom and door to the integral garage. The property offers spacious bedrooms, with the master bedroom having en-suite and a family bathroom on the first floor. There is a brand new combi boiler fitted in the kitchen and the property offers large blocked paved driveway to the front for 3-4 cars, there is also an enclosed low maintenance rear garden.

Entrance

Having a double glazed door straight into the lounge.

Lounge

Double glazed window to the front elevation, electric fireplace, wall lights, TV point, telephone point, central heating radiator and double doors into the dining room.

Dining Room

Double glazed French doors to the rear, serving hatch, TV point, telephone point and central heating radiator.

Kitchen

Double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel one bowl sink and drainer, tiling to splash prone areas, gas oven and gas hob, with cookerhood over, plumbing for washing machine, central heating boiler, central heating radiator and door to rear garden.

Cloakroom

Double glazed window to the side elevation, low level WC, wash hand basin, tiling to splash prone areas and door to garage.

Garage

up and over doors and water tap.

Landing

Having stairs from the lounge, double glazed window to the side elevation, storage cupboard, central heating radiator, loft access. Rooms to.

Bedroom One

Double glazed window to the front elevation, TV point, telephone point, central heating radiator and door to ensuite.

Ensuite

Double glazed window to the side elevation, fully tiled, shower cubicle, low level WC, wash hand basin, extractor fan, shaver point and central heating radiator.

Bedroom Two

Double glazed window to the rear elevation, TV point, telephone point and central heating radiator.

Bedroom Three

Double glazed window to the front elevation and central heating radiator.

Bedroom Four

Double glazed window to the rear elevation and central heating radiator.

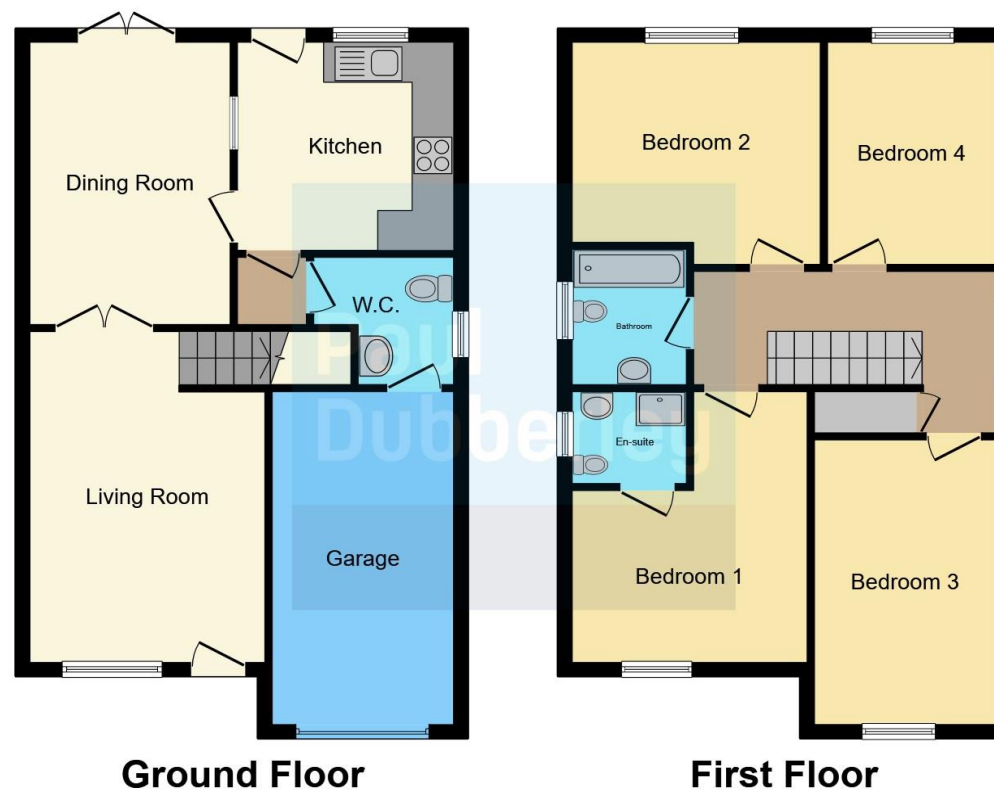
Bathroom

Double glazed window to the side elevation, fully tiled, bath with mixer taps and shower over, wash hand basin, low level WC, extractor fan, shaver point 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

To view this property please contact Paul Dubberley on

T 0121 525 2111
E westbromwich@pauldubberley.co.uk

290 - 292 High Street
 WEST BROMWICH B70 8EN

EPC Rating: C Council Tax
 Band: C

view this property online PaulDubberley.co.uk/Property/PWB104746

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PWB104746 - 0003

