

for sale
£375,000 Freehold

**Paul
Dubberley**



Kiniths Way West Bromwich B71 4BP

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Property Description

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Entrance Porch

Double glazed door to the front elevation, double glazed windows to the front and side and further door into the hall.

Entrance Hall

Double glazed door and windows to the front elevation, stairs to the first floor, storage cupboard and doors to.

Family Room

18' 9" x 9' 11" (5.71m x 3.02m)
Double glazed bay window to the front elevation, central heating radiator and TV point.

Living Room

19' 3" x 12' 4" (5.87m x 3.76m)
Double glazed patio doors to the rear elevation giving access to the rear garden, central heating radiator and TV point.

Kitchen

17' 5" x 10' 4" (5.31m x 3.15m)
Double glazed window to the rear elevation, fully fitted with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, integrated oven and hob, with cookerhood over, plumbing for washing machine, spotlight to ceiling and door to rear garden.

Downstairs Shower Room

Fully tiled with shower cubicle, low level WC, vanity wash hand basin and central heating radiator.

Landing

Having stairs from the entrance hall, stairs to the loft room and doors to.

Bedroom One

10' 3" x 10' 8" (3.12m x 3.25m)
Double glazed window to the rear elevation, central heating radiator and door to ensuite.

Ensuite

Double glazed window to the rear elevation, fully tiled, shower cubicle, low level WC wash hand basin and central heating radiator.

Bedroom Two

13' 10" x 9' 11" (4.22m x 3.02m)
Double glazed bay window to the front elevation and central heating radiator.

Bedroom Three

13' 4" x 9' 11" (4.06m x 3.02m)
Double glazed window to the rear elevation and central heating radiator.

Bedroom Four

13' 10" x 6' 5" (4.22m x 1.96m)
Double glazed window to the front elevation and central heating radiator.

Bedroom Five

6' 10" x 5' 5" (2.08m x 1.65m)
Double glazed window to the front elevation and central heating radiator.

Bathroom

Fully tiled, bath, vanity wash hand basin, low level WC and central heating radiator.

Loft Room

12' 4" x 18' (3.76m x 5.49m)
Stairs from the first floor landing, double glazed window to the rear elevation.

Front Garden

Fully block paved driveway for parking and access to garage.

Rear Garden

Patio area, lawn area, brick outbuilding to rear.

Outbuilding

22' 8" x 14' 7" (6.91m x 4.45m)

Double glazed doors to the front and side elevation and double glazed window to the front.









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: C

view this property online PaulDubberley.co.uk/Property/PWB104660

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