

for sale

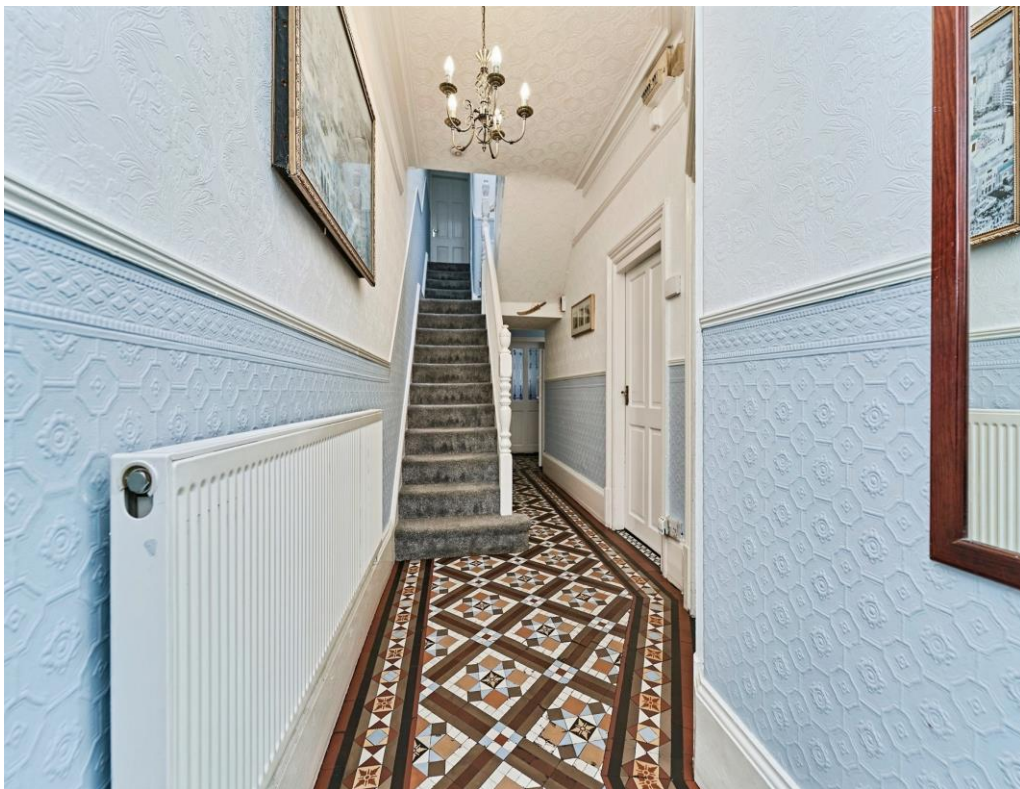
offers in the region of **£350,000** Freehold

**Paul
Dubberley**



Lodge Road WEST BROMWICH B70 8NX

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Property Description

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Entrance Porch

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

Entrance Hall

Having door to the front, stairs to the first floor, central heating radiator, tiled floor and doors to.

Front Room

Having a double glazed bay window to the front elevation, fire with surround, wooden floor, TV point and central heating radiator.

Living Room

Having a double glazed bay window to the rear elevation, fire with surround, wooden floor, TV point and central heating radiator.

Kitchen

Having two double glazed windows to the side elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, sink and drainer, tiling to splash prone areas, gas cooker and hob with cookerhood over, fridge freezer, spotlight to ceiling and door to rear garden.

WC/Utility Room

Having a double glazed window to the side elevation, fully tiled with vanity wash hand basin, low level WC and plumbing for washing machine.

Landing

Having stairs from the entrance hall, further staircase leading to the second floor and doors to.

Bedroom One Second Floor

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

Bedroom Two

Having two double glazed windows to the front elevation and central heating radiator.

Bedroom Three

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

Bedroom Four

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

Bedroom Five Second Floor

Having a velux roof window to the rear elevation and central heating radiator.

Shower Room

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

Rear Garden

Fully block paved.









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

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290 - 292 High Street
 WEST BROMWICH B70 8EN

EPC Rating: C Council Tax
 Band: C

view this property online PaulDubberley.co.uk/Property/PWB103853

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.

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