

for sale  
**£170,000** Freehold

**Paul  
Dubberley**



Vicarage Road WEST BROMWICH B71 1AF



# Vicarage Road WEST BROMWICH B71 1AF



## Property Description

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## Entrance Hall

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

## Living Room

Having a double glazed bay window to the front elevation, fire, central heating radiator, wooden flooring and entry into the dining room.

## Dining Room

Having door to the kitchen, wooden flooring central heating radiator and storage cupboard.

## Kitchen

Having a double glazed window to the rear 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, with cookerhood over, plumbing for washing machine, space for fridge freezer and door to rear garden.

## Landing

Having stairs from the entrance hall and doors to.

## Bedroom One

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

## Bedroom Two

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

## Bathroom

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

## Front Garden

Fully slabbed with steps leading to the entrance.

## Rear Garden

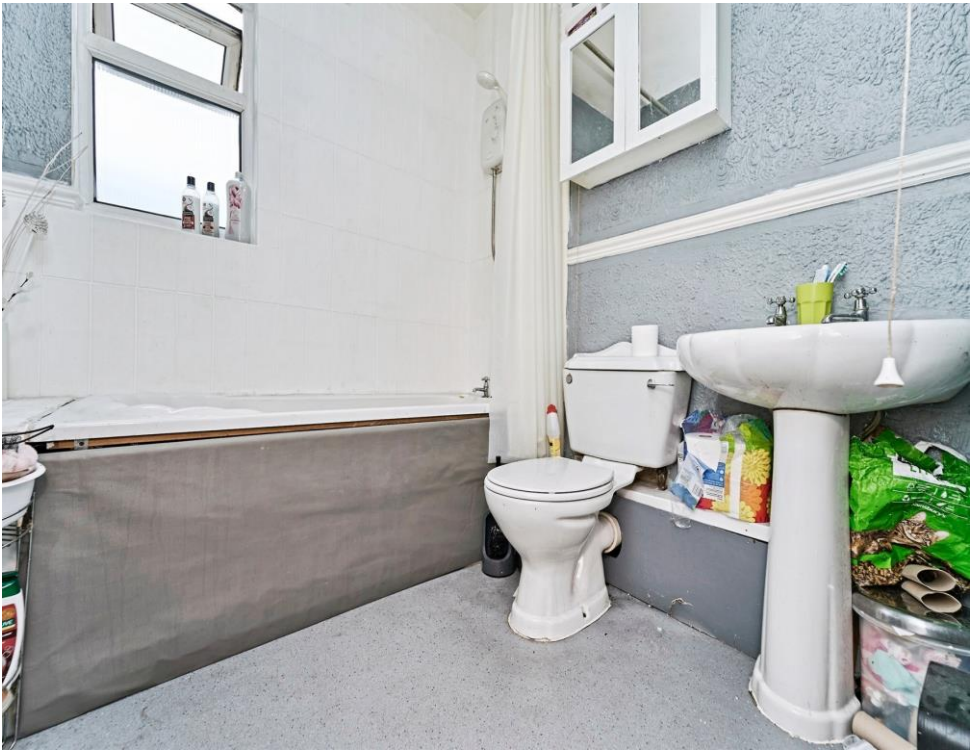
Slabbed area, lawn area and surrounding trees and shrubs, access is through next door neighbours gardens.

## Agent Notes

Agents Note: There is a easement on the title, please enquire with the branch.

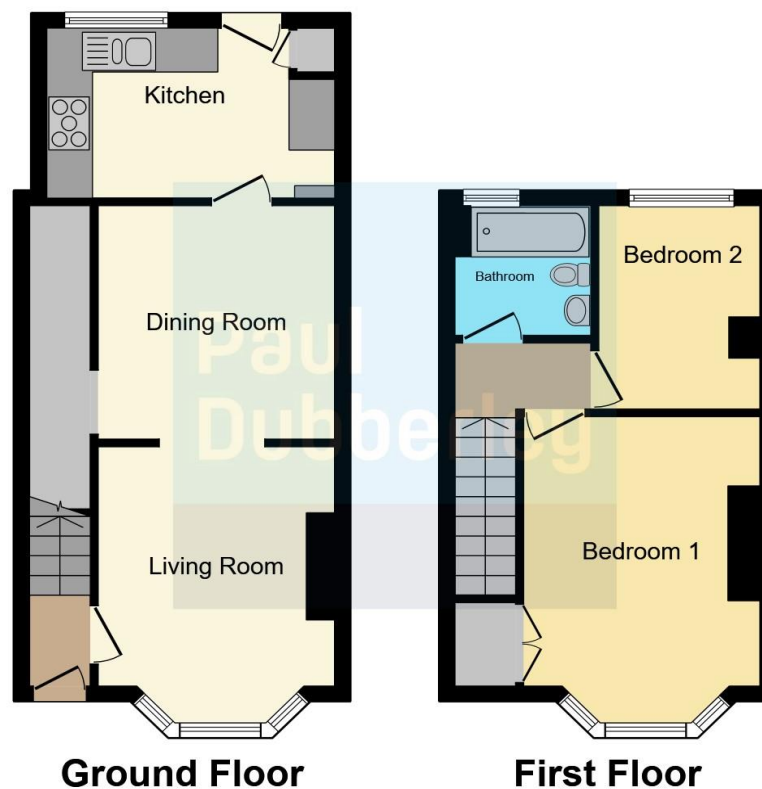












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

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EPC Rating: D Council Tax  
 Band: A

**view this property online** [PaulDubberley.co.uk/Property/PWB104789](http://PaulDubberley.co.uk/Property/PWB104789)

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