

for sale

offers over **£245,000** Freehold

**Paul
Dubberley**



Whitgreave Street West Bromwich B70 9BA

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Property Description

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Entrance Hall

Having a double glazed door to the front elevation, double glazed window to the front, central heating radiator and tiled floor.

Cloakroom

Having a double glazed window to the side elevation, low level WC and wash hand basin.

Lounge

Having a double glazed bay window to the front elevation, gas fire with surround, wall light, TV point, telephone point and central heating radiator.

Dining Area

Having a double glazed window to the rear elevation, double glazed French doors into conservatory and central heating radiator.

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, electric oven, gas hob, with cookerhood over, plumbing for washing machine, spotlight, central heating radiator and door to conservatory.

Conservatory

An UPVC construction with double glazed French doors into the garden, double glazed windows to the rear and side elevation and lights.

Landing

Having stairs from the hallway, double glazed window to the side elevation and doors to.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Shower Room

Having a double glazed window to the rear elevation, fully tiled, shower cubicle, low level WC, wash hand basin, extractor fan and heated towel rail.

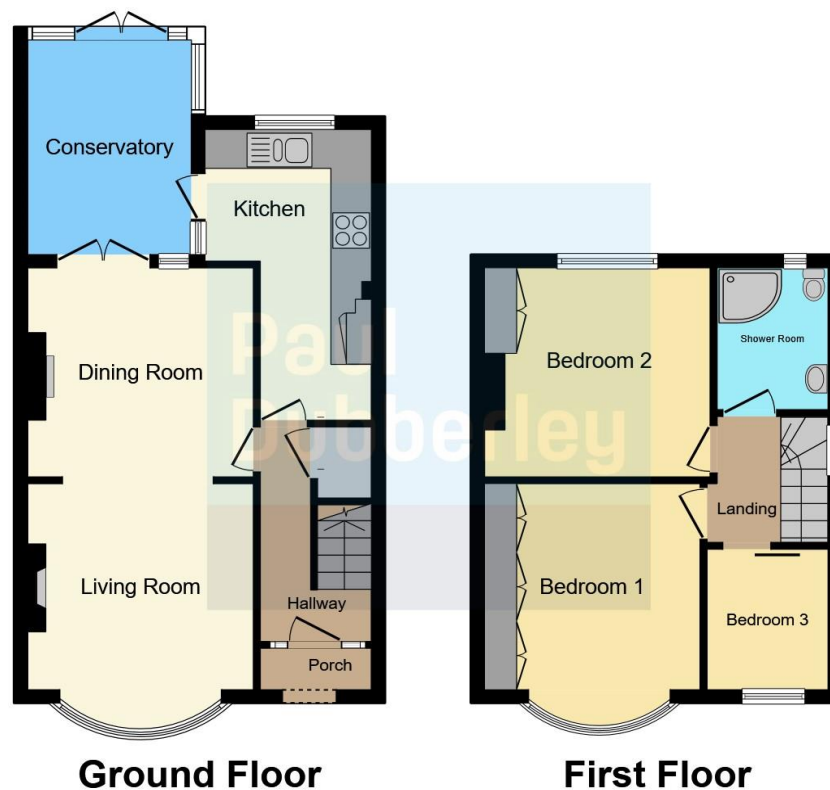
Agents Notes

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

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: B

view this property online PaulDubberley.co.uk/Property/PWB104878

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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Property Ref: PWB104878 - 0004

