

for sale
£250,000 Freehold

**Paul
Dubberley**



Slaithwaite Road West Bromwich B71 4BD

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Property Description

A three bedroom semi detached family home, situated on the popular Slaithwaite Road, conveniently positioned down a communal pathway, with entrance storm porch and further door into the entrance hallway, from the hallway there are doors to the through lounge and extended kitchen. The modern fitted kitchen has door to the garden and a newly fitted central heating combi boiler system, the lounge has a bay window and patio doors to the rear. The property would make an ideal home for first time buyers or someone looking to upsize from a two-bedroom property. Please call us to arrange viewings.

Approach

Situated down a residential communal pathway, having a well-maintained front garden with door to storm porch and side gated access

Entrance Hall

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

Through Lounge

Having a double glazed bay window to the front elevation, double glazed patio doors to the rear, gas fireplace, wall lights, TV point, telephone point and central heating radiator.

Kitchen

Having double glazed windows to the rear and side elevations, 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 cooker point with cooker hood over, breakfast bar, plumbing for washing machine, central heating boiler, central heating radiator, and door to rear garden.

Landing

Having stairs from the entrance hall, double glazed window to the side elevation, loft access and door to.

Bedroom One

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

Bedroom Two

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

Bedroom Three

Having a double glazed window to the rear elevation.

Bathroom

Having a double glazed window to the rear elevation, fully tiled, P shaped bath with shower over, low level WC, vanity wash hand basin, and heated towel rail.

Rear Garden

Having slabbed patio area, astro turf and pathway to garage access

Double Garage

Having vehicle access from Kiniths Way, the double garage has an up and over door.

Agent Note

Agents Note: There is an 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
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EPC Rating: E Council Tax
 Band: B

view this property online PaulDubberley.co.uk/Property/PWB104894

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.

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