

for sale
£475,000 Freehold

**Paul
Dubberley**



Bird End West Bromwich B71 3EA

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Property Description

DO YOU HAVE A PROPERTY TO SELL?

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Entrance Porch

Having a double glazed door to the front elevation.

Entrance Hall

Having double glazed double doors to the front elevation, wooden flooring, spot lights, central heating radiator and doors to.

Lounge

An open plan living area into the kitchen with a double glazed window to the rear, patio doors to the rear, open fireplace, wooden flooring and central heating radiator.

Kitchen

Having a double glazed window to the rear elevation, patio doors to the garden, fully fitted kitchen with a range of wall and base units, with worksurfaces over, two bowl sink and drainer, integrated cooking appliances, cooker hood, fridge freezer, tiled floor, spotlights, island to the middle and central heating radiator.

Utility Room / WC

Having a range of wall cupboards, plumbing for washing machine, tumble dryer, central heating boiler, central heating radiator, low level WC, wash hand basin and door to garden

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 side elevation, fitted wardrobes and central heating radiator,

Bedroom Three

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

Bathroom

Having a double glazed window to the side elevation, part tiled with bath, shower cubicle, vanity wash hand basin, low level WC, shaver point, tiled floor and central heating radiator.

Front Garden

Having a block paved driveway for parking, access to garage, lawn area and side gate giving access to rear.

Rear Garden

A well maintained tiered garden with large sundeck area, lawn areas and surround trees and shrubs.









Ground Floor

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: D Council Tax
 Band: E

view this property online PaulDubberley.co.uk/Property/PWB104961

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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