

for sale

offers in the region of **£265,000** Freehold

**Paul
Dubberley**



Dora Road WEST BROMWICH B70 7SR

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Property Description

A very well presented family home situated on the popular Lyng estate of West Bromwich. The property is well proportioned with a beautiful open plan kitchen area leading from the dining area at the rear. To the front of the house there is a cosy lounge just off the entrance hallway. The garden has a wooden decking patio area leading onto lawn areas with a large outbuilding to the rear, the outbuilding is ideal for office/gym/man cave space with power and lighting. Upstairs comprises of recently renovated shower room and three good size bedrooms. Making this the perfect family home being close to Lyng Primary School and West Bromwich Collegiate Academy and having West Bromwich Town Centre a short drive away.

Entrance Porch

Having a double glazed door and windows to the front elevation and further door into entrance hall.

Entrance Hall

Having a double glazed door to the front elevation, stairs to the first floor central heating radiator and doors to.

Cloakroom

Having a double glazed window to the side elevation, low level WC, wash hand basin, central heating radiator and combi boiler

Lounge

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

Dining Room

An open plan area into kitchen with a central heating radiator.

Kitchen

Having a double glazed window to the rear elevation, two skylight windows, French doors to the garden. Kitchen is fitted with a range of wall and base units, with worksurfaces over, one bowl sink and drainer, tiling to splash prone areas, gas oven and gas hob with cooker hood over, integrated microwave, island to the middle, integrated dishwasher, plumbing for washing machine and central heating radiator.

Landing

Having a double glazed window to the side elevation, stairs from the entrance hall and doors to.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

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.

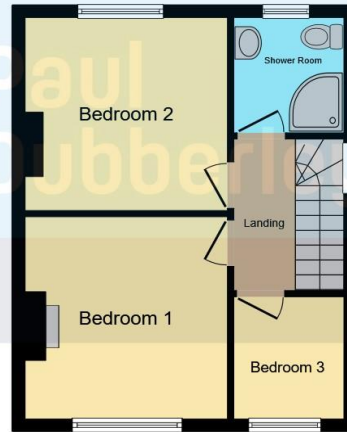




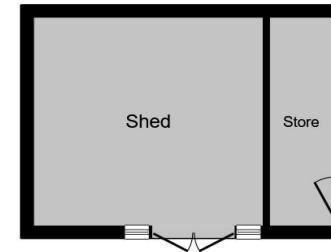




Ground Floor



First Floor



Outbuilding

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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EPC Rating: E Council Tax
 Band: B

view this property online PaulDubberley.co.uk/Property/PWB102279

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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