

for sale
£435,000 Freehold

**Paul
Dubberley**



St. Augustus Close West Bromwich B70 6UA

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Property Description

This detached family home situated on the highly sought after Sandwell Valley estate of West Bromwich, is perfect for growing families looking to settle down in a quiet residential setting with scenic park views. The property has been tastefully modernised and extended throughout to provide spacious living areas, the lounge is extended with french doors over looking a private low maintenance garden. The kitchen is fully modernised with high gloss units and various integrated appliances. There is a family bathroom on the first floor with a downstairs shower room and ensuite to master bedroom. There is a garage to the side for plenty of storage space or home gym with another sitting room to the rear, there is a large driveway for multiple vehicles. Viewing is highly advised.

Entrance Hall

Double glazed windows to the front elevation with UPVC door to the front, telephone point and separate door to the side. Doors to the kitchen, downstairs shower room and lounge, with stairs leading to the first floor landing.

Shower Room

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

Lounge/Dining Area/Family Room

34' 4" max x 11' 8" max (10.46m max x 3.56m max)

Having two double glazed windows to the front elevation, double glazed French doors and windows to the rear, TV point, three central heating radiators and two doors into the kitchen.

Kitchen

22' 3" max x 10' 2" max (6.78m max x 3.10m max)

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 bowl sink and drainer, two electric ovens and gas hob, with cooker hood over, integrated washing machine, dishwasher and tumble dryer, breakfast bar, warming draw, microwave and two central heating radiators. Door to the garage

Sitting Room

9' 7" x 5' 8" (2.92m x 1.73m)

Landing

Having stairs from the entrance hall, airing cupboard, loft access and doors to.

Bedroom One

11' 8" max x 11' 8" max (3.56m max x 3.56m max)

Having two double glazed windows to the front elevation, fitted wardrobes, TV point and central heating radiator.

En-Suite

Double glazed windows to the front and the side, fully tiled, shower cubicle, wc, wash hand basin, radiator, built in storage units, extractor fan and radiators.

Bedroom Two

18' 8" max x 8' 2" max (5.69m max x 2.49m max)

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

Bedroom Three

15' 8" max x 6' 5" max (4.78m max x 1.96m max)

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

Bedroom Four

8' 5" x 6' 5" (2.57m x 1.96m)

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

Bathroom

Having a double glazed window to the side elevation, fully tiled, bath, electric shower, wash hand basin, low level WC and heated towel rail.

Garage

Having power, lighting and sectional door to the front, door to sitting room.

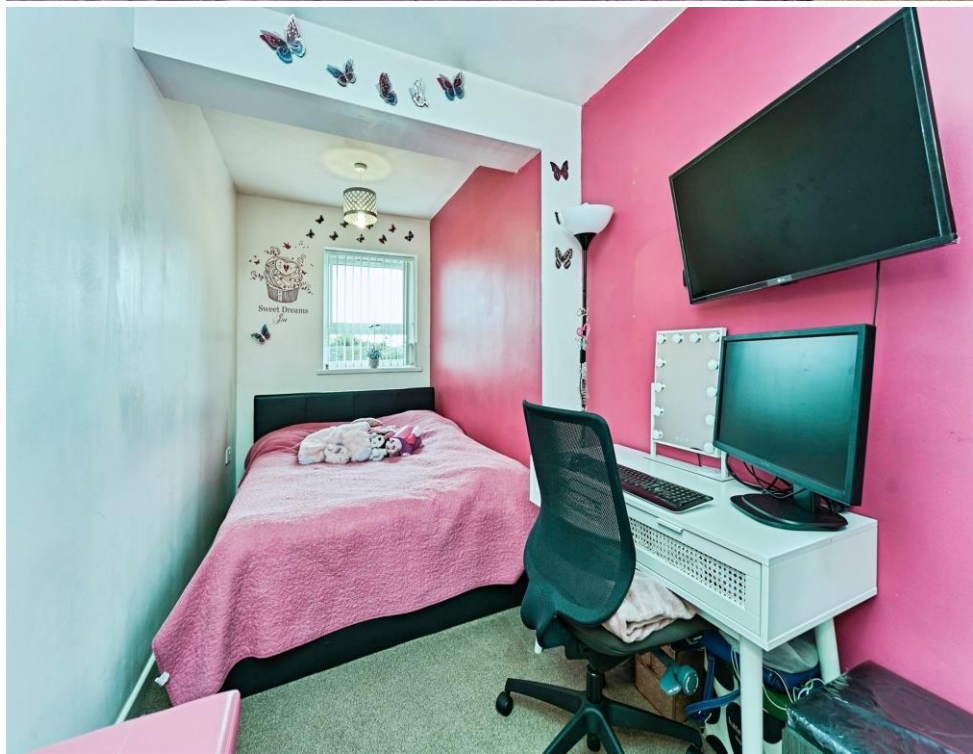
Rear Garden

large slabbed patio area, with lawn area and various shrubs to borders.

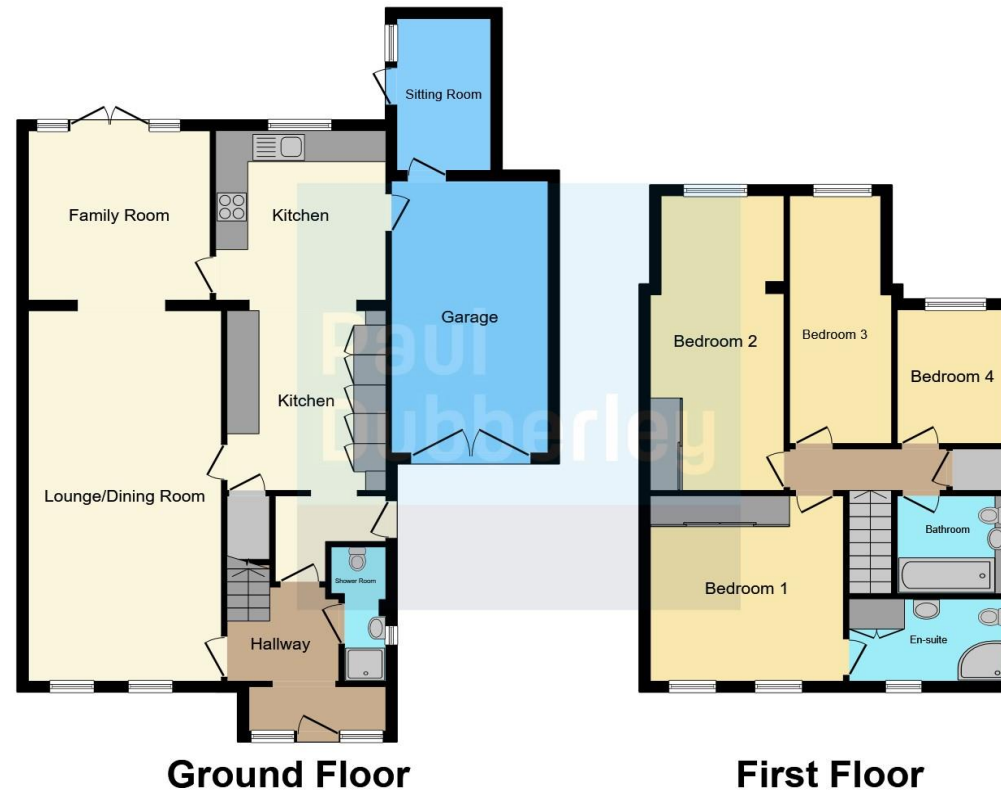
Agents Note

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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EPC Rating: C Council Tax
 Band: D

view this property online PaulDubberley.co.uk/Property/PWB104971

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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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