

for sale
£375,000 Freehold

**Paul
Dubberley**



Europa Avenue West Bromwich B70 6TU

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Property Description

Paul Dubberleys West Bromwich are proud to showcase this beautiful fully renovated family home situated on the sought after Sandwell Valley Estate. The property comprises of Lounge, Study, Open plan kitchen dining space, utility room and downstairs shower room. Off the first floor landing, there is four double bedrooms, with ensuite to the master bedroom and family shower room. There is a blocked paved drive way to the front providing parking for a number of vehicles, the low maintenance rear garden has a lower tier slabbed patio area and the upper tier has artificial lawn. The property comes with no upward chain!!!! To arrange viewings please call us on 0121 525 2111

Entrance Hall

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

Cloakroom

Having a double glazed window to the side elevation, double shower, low level WC, wash hand basin, tiling to splash prone areas, extractor fan and central heating radiator.

Study

12' 11" x 6' 7" (3.94m x 2.01m)
Having a double glazed window to the front elevation and central heating radiator.

Lounge

13' 5" x 9' 6" (4.09m x 2.90m)
Having a double glazed bow window to the front elevation and central heating radiator.

Kitchen/Diner

17' 8" x 15' 9" (5.38m x 4.80m)
Having a double glazed window to the rear elevation, two skylight windows, fully fitted with a range of wall and base units, with worksurfaces over, one bowl sink and drainer, tiling to splash prone areas, double full size electric oven, warming drawer, island to middle with induction electric hob, microwave, cooker hood, plumbing for dishwasher, fridge, central heating radiator, pantry and door to garden.

Utility Room

17' 8" x 6' 7" (5.38m x 2.01m)
Having a skylight window range of base units with worksurfaces over, stainless steel sink and drainer, plumbing for washing machine, central heating radiator, central heating boiler and door to garden.

Landing

Having loft access which is fully boarded with lighting and doors to.

Bedroom One

17' 7" x 7' 3" (5.36m x 2.21m)
Having a double glazed window to the front elevation and central heating radiator.

Ensuite

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

Bedroom Two

14' x 8' 3" (4.27m x 2.51m)
Having a double glazed window to the front elevation and central heating radiator.

Bedroom Three

11' 5" x 9' 2" (3.48m x 2.79m)
Having a double glazed window to the rear elevation and central heating radiator.

Bedroom Four / Dressing Room

10' 2" x 7' 2" (3.10m x 2.18m)

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

Shower Room

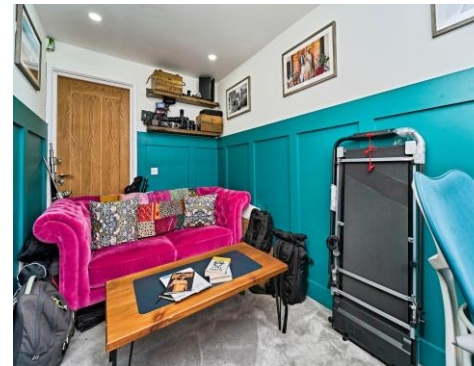
Having a double glazed window to the rear elevation, part tiled, shower cubicle, low level WC, vanity wash hand basin, extractor fan, shaver point and heated towel rail.

Front Garden

Blocked paved drive way to the front providing parking for several vehicles

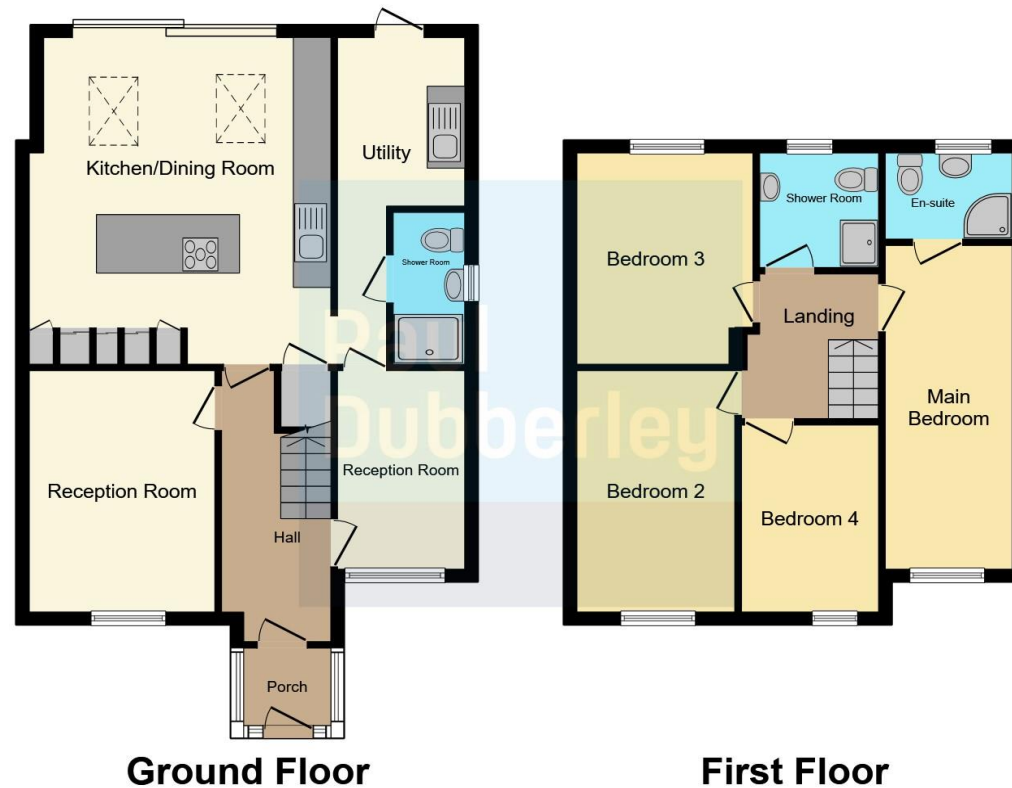
Rear Garden

Low maintenance rear garden has a lower tier slabbed patio area, and the upper tier has artificial lawn.









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: D Council Tax
 Band: D

view this property online PaulDubberley.co.uk/Property/PWB105055

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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