

for sale
£260,000 Freehold

**Paul
Dubberley**



Hartland Road West Bromwich B71 3DF

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Property Description

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Entrance Porch

Having a double glazed sliding door to the front elevation, double glazed window to the side and further door into the entrance hall.

Entrance Hall

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

Lounge

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

Kitchen

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, gas cooker point, central heating radiator, door to conservatory and inner lobby giving access to the utility room.

Conservatory

A concrete construction with a door to the rear elevation giving access to the garden, and windows to the rear and side.

Utility Room

Having a double glazed window to the rear elevation, fully tiled with a range of wall and base units, with worksurfaces over, central heating radiator, plumbing for washing machine and dishwasher, low level WC, and wash hand basin

Landing

Having stairs from the entrance hall and doors to.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Shower Room

Having a double glazed window to the front elevation, fully tiled, shower cubicle, low level WC, vanity wash hand basin and central heating radiator.

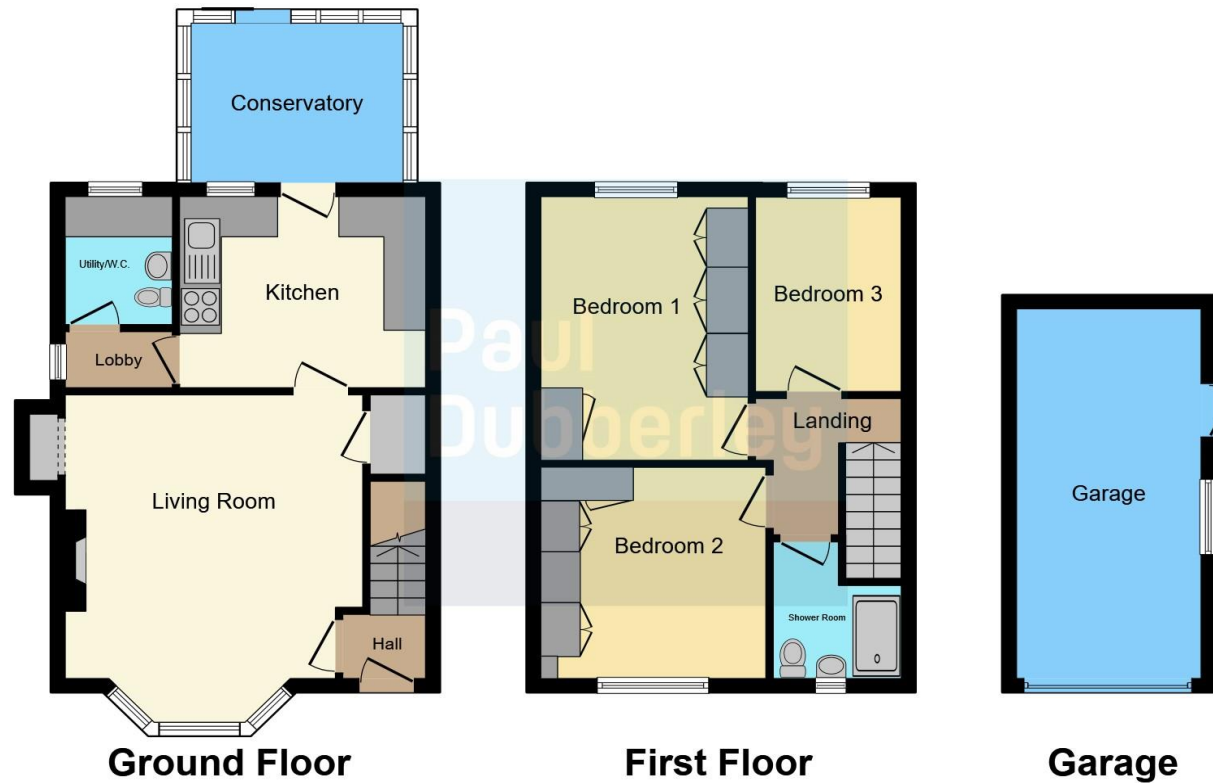
Garage

Having up and over door, and window and door to the side.









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: A

view this property online PaulDubberley.co.uk/Property/PWB105062

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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