

for sale  
offers over **£220,000** Freehold

**Paul  
Dubberley**



Hales Lane SMETHWICK B67 6RH



## Property Description

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## Entrance Hall

Having door to the side elevation, door to  
lounge, and understairs storage cupboard.

## Lounge

Having a double glazed bay window to the  
front elevation, gas fireplace, TV point,  
telephone point central heating radiator and  
door leading to stairs to the first floor.

## Kitchen

Having two double glazed windows to the rear  
elevation, kitchen has a base unit with a  
stainless steel sink and drainer, gas cooker  
point, plumbing for washing machine, central  
heating boiler, central heating radiator, pantry,  
door to rear lobby giving access to cloakroom  
and garden.

## Cloakroom

Having a double glazed window to the rear  
elevation and low level WC.

## Landing

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

## Bedroom One

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

## Bedroom Two

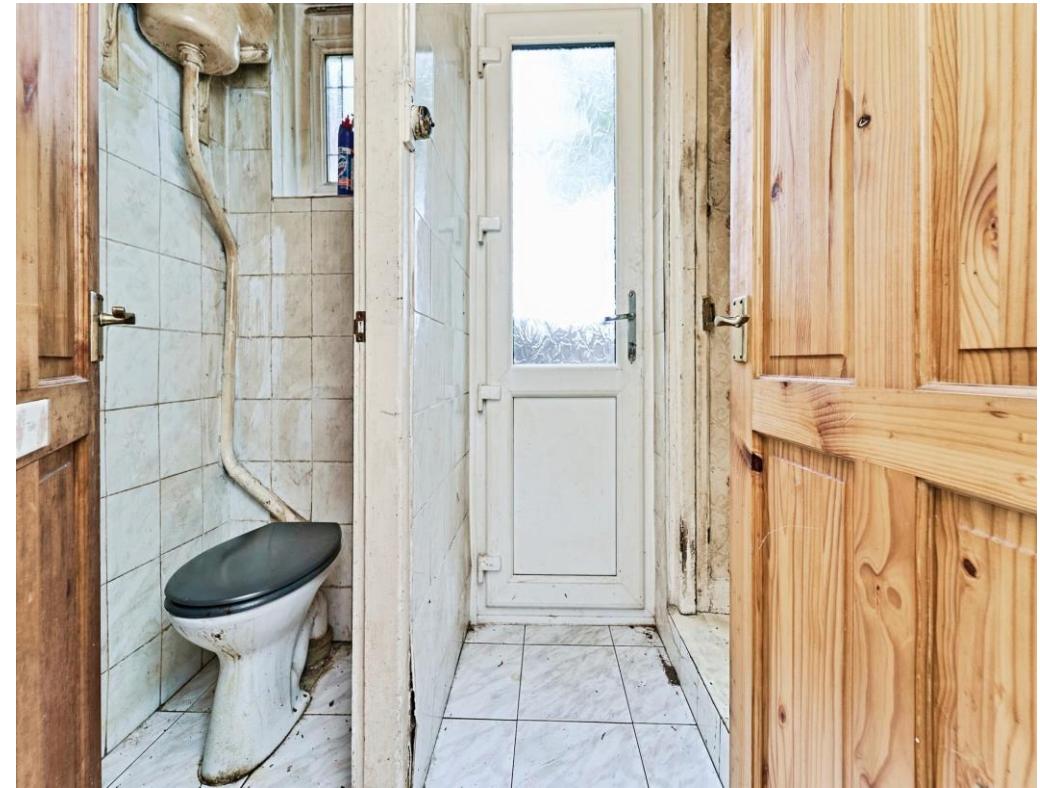
Having a double glazed window to the rear  
elevation, original feature fireplace, and  
central heating radiator.

## Bedroom Three

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

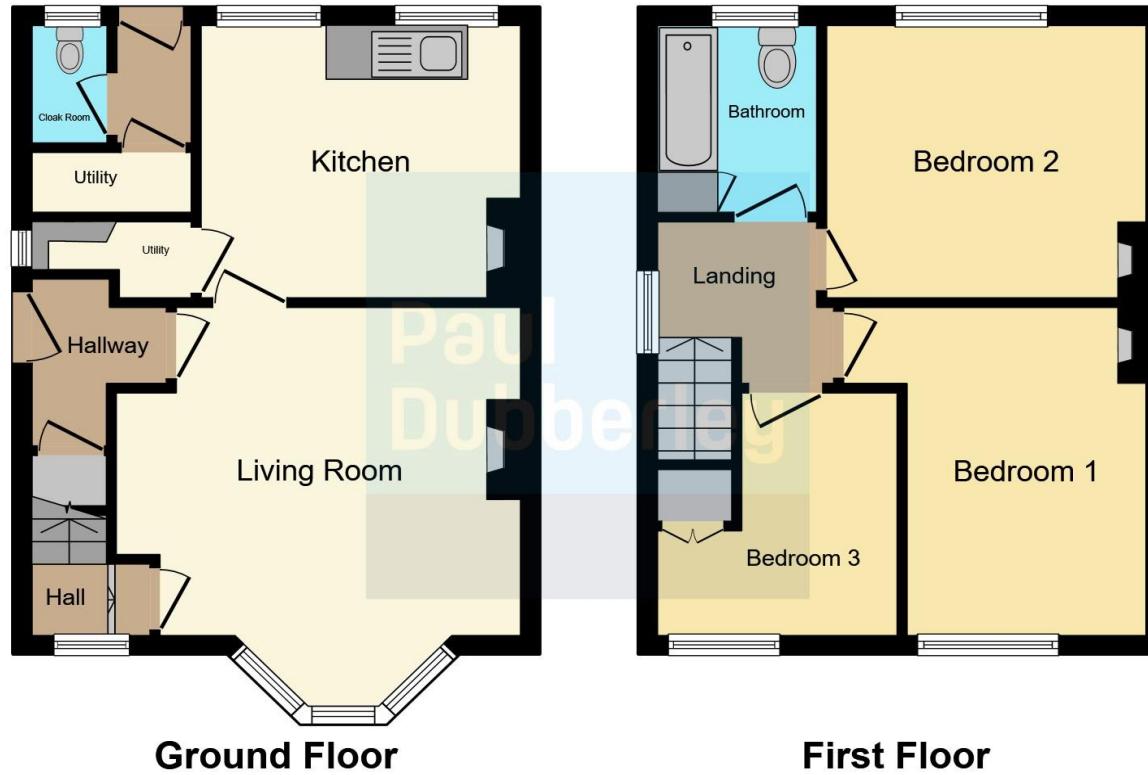
## Bathroom

Having a double glazed window to the rear  
elevation, part tiled, bath, low level WC and  
central heating radiator.









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](http://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/PWB105064](http://PaulDubberley.co.uk/Property/PWB105064)**

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