

for sale  
**£210,000** Freehold

**Paul  
Dubberley**



Hampshire Road West Bromwich B71 2PS



# Hampshire Road West Bromwich B71 2PS



## Property Description

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## Entrance Porch

Having a double glazed door to the front elevation and double glazed windows to the front and side elevations.

## Entrance Hall

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

## Lounge

Having a double glazed window to the front elevation, electric fireplace, wall lights, TV point, telephone point, central heating radiator, double glazed french doors leading to the garden patio and door to the kitchen.

## Kitchen

Having a double glazed window to the side elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, one bowl stainless steel sink and drainer, tiling to splash prone areas, gas cooker point, plumbing for washing machine and extractor fan.

## Utility Room

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

## Landing

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

## Bedroom One

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

## Bedroom Two

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

## Bathroom

Having a double glazed window to the rear elevation, fully tiled, bath with electric shower over, wash hand basin, low level WC, extractor fan and central heating radiator.

## Agent Note

Agents Note: There is a easement on the title, please enquire with the branch.

## Agent Note

Agents Note: The property is of non standard construction [ or state type if ( KNOWN ], please speak with your conveyancer



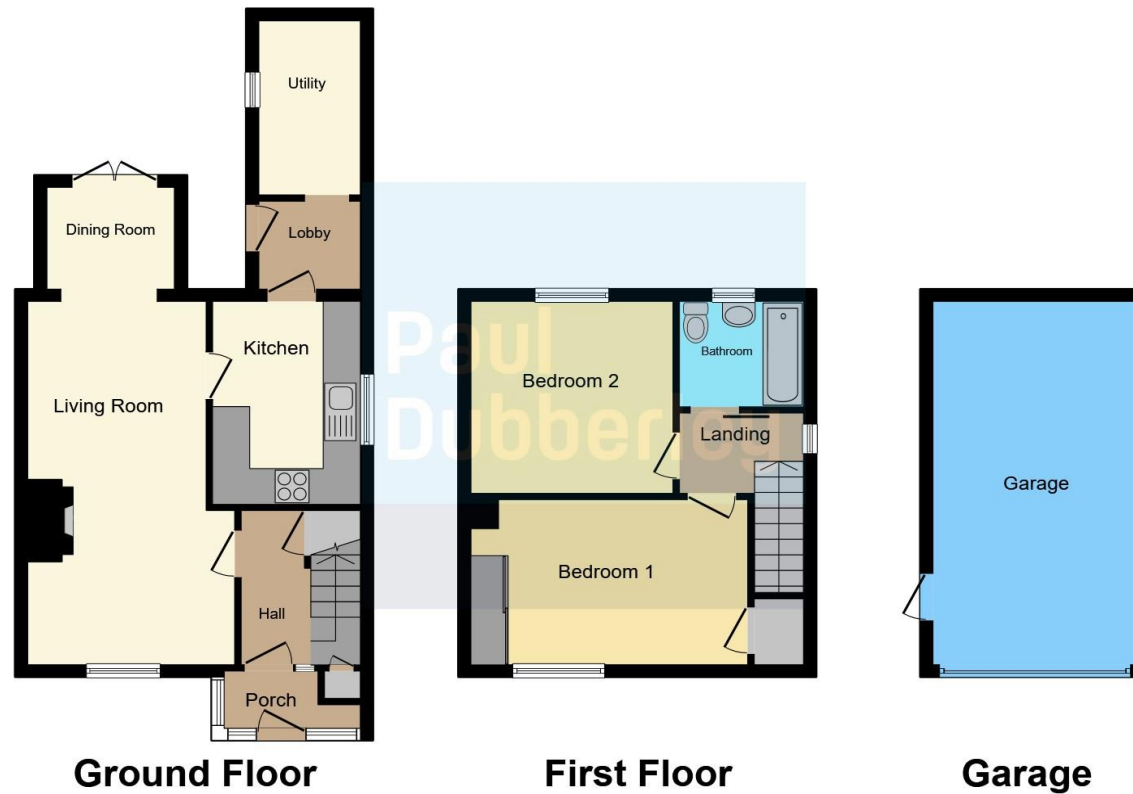












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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 WEST BROMWICH B70 8EN

EPC Rating: D    Council Tax  
 Band: B

**view this property online** [PaulDubberley.co.uk/Property/PWB105119](http://PaulDubberley.co.uk/Property/PWB105119)

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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Property Ref: PWB105119 - 0003

