

for sale
£270,000 Freehold

**Paul
Dubberley**



Andrew Road WEST BROMWICH B71 3QQ

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Property Description

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Entrance Porch

Double glazed door to the front with double glazed windows to the front and side, further door into

Entrance Hallway

Having a single glazed door to the front, storage cupboard, telephone point, radiator and doors to

Through Lounge

Having double glazed window to the front, TV and telephone points, two radiators, wall lights and double doors into

Dining Room/Reception Room Two

Having double glazed window to the side, gas fire place, TV points, double glazed french doors leading into the garden, double glazed door to side entry, door to rear lobby and door to kitchen

Rear Lobby

Having a double glazed door to the side leading to the garden, storage cupboard and door to downstairs shower room

Downstairs Shower Room

Having a double glazed window to the side, low level wc, wash hand basin, shower cubicle, towel radiator, extractor fan and fully tiled.

Kitchen

Having a modern and well maintained fitted kitchen with a range of wall and base units, double glazed window to the side, one bowl sink drainer, work surfaces over with tiling to splashback, understairs pantry housing the combination boiler, integrated gas hob and integrated oven with cooker hood over, plumbing for washing machine and doors to the dining room and entrance hallway

First Floor Landing

Double glazed window to the side, pull down ladder for the loft room and doors to

Bedroom One

Having a double glazed window to the front, fitted wardrobes, radiator and TV point

Bedroom Two

Having a double glazed window to the rear and radiator

Bedroom Three

Having a double glazed window to the front, built in wardrobe and radiator

Loft Room

Having a skylight window to the rear and radiator

Family Bathroom

Having two double glazed windows to the rear, towel radiator, corner bath with mixer taps over, wash hand basin with vanity unit, heated mirror with lighting, extractor fan, low level wc and fully tiled.

Garage

Having an up and over door with power and lighting

Front Garden

Fully blocked paved frontage with block paved shared entry to the side leading to the garage.

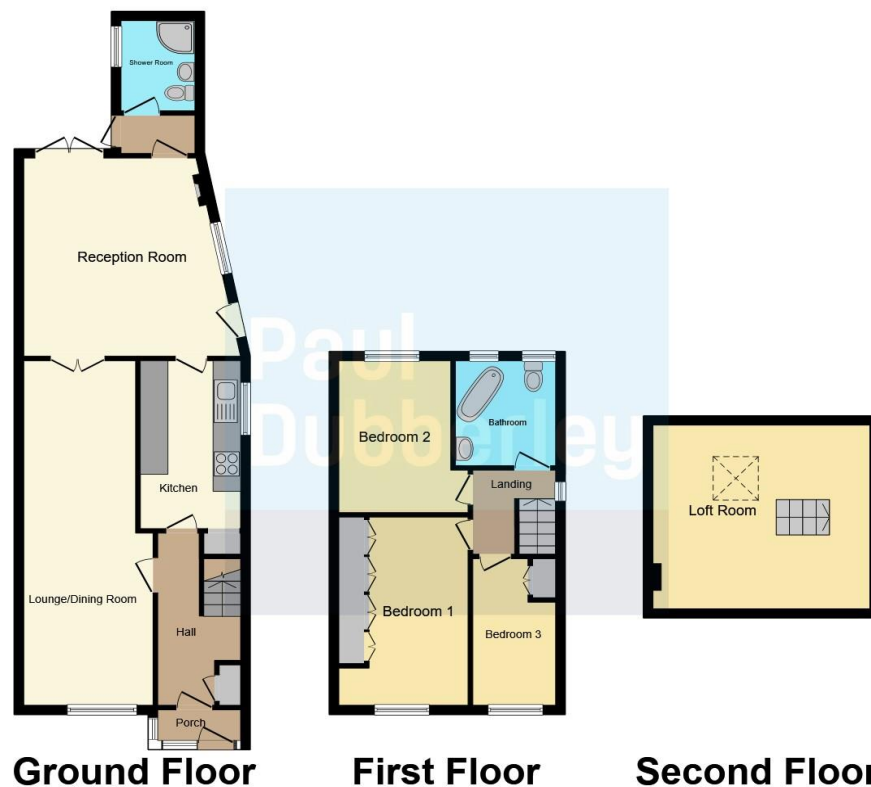
Rear Garden

Being fully slabbed, door to the garage and wooden shed.









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

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EPC Rating: D Council Tax
 Band: C

view this property online PaulDubberley.co.uk/Property/PWB105134

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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