

for sale
offers over **£260,000** Freehold

**Paul
Dubberley**



Andrew Road WEST BROMWICH B71 3QQ



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.

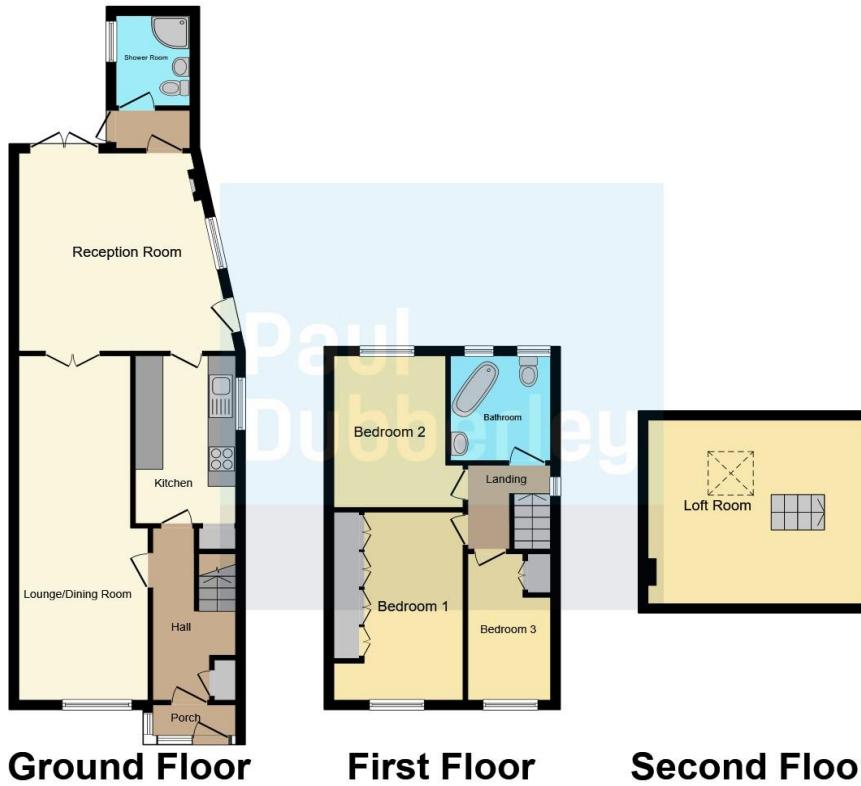
Rear Garden

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

To view this property please contact Paul Dubberley on

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290 - 292 High Street
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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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