

for sale

offers over **£260,000** Freehold

**Paul  
Dubberley**



Andrew Road WEST BROMWICH B71 3QQ



# 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.



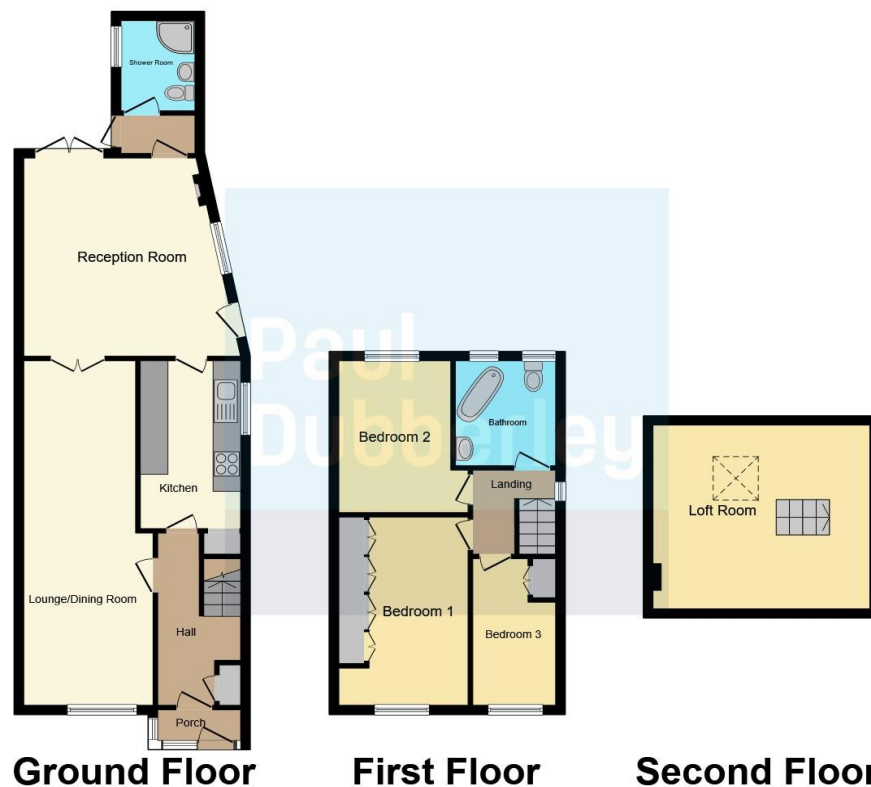












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: C

**view this property online** [PaulDubberley.co.uk/Property/PWB105134](http://PaulDubberley.co.uk/Property/PWB105134)

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