

for sale
£260,000 Freehold

**Paul
Dubberley**



Rydding Square West Bromwich B71 2AB

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Property Description

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Entrance Porch

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

Entrance Hall

Having door to the front elevation, stairs to the first floor and door to.

Study

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

Lounge

Having a double glazed window to the front and rear elevations, double glazed patio doors to the rear, gas fireplace, TV point and central heating radiator.

Kitchen

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, one bowl sink and drainer, tiling to splash prone areas, electric oven and gas hob, plumbing for washing machine, central heating radiator and door to pantry.

Landing

Having stairs from the entrance hall, airing cupboard and doors to.

Bedroom One

Having a double glazed window to the front elevation, TV point and central heating radiator.

Bedroom Two

Having a double glazed window to the front elevation, built in wardrobes, , loft access and central heating radiator.

Bedroom Three

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

Shower Room

Having a double glazed window to the rear elevation, fully tiled, shower cubicle with electric shower, vanity wash hand basin and central heating radiator.

Separate Wc

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

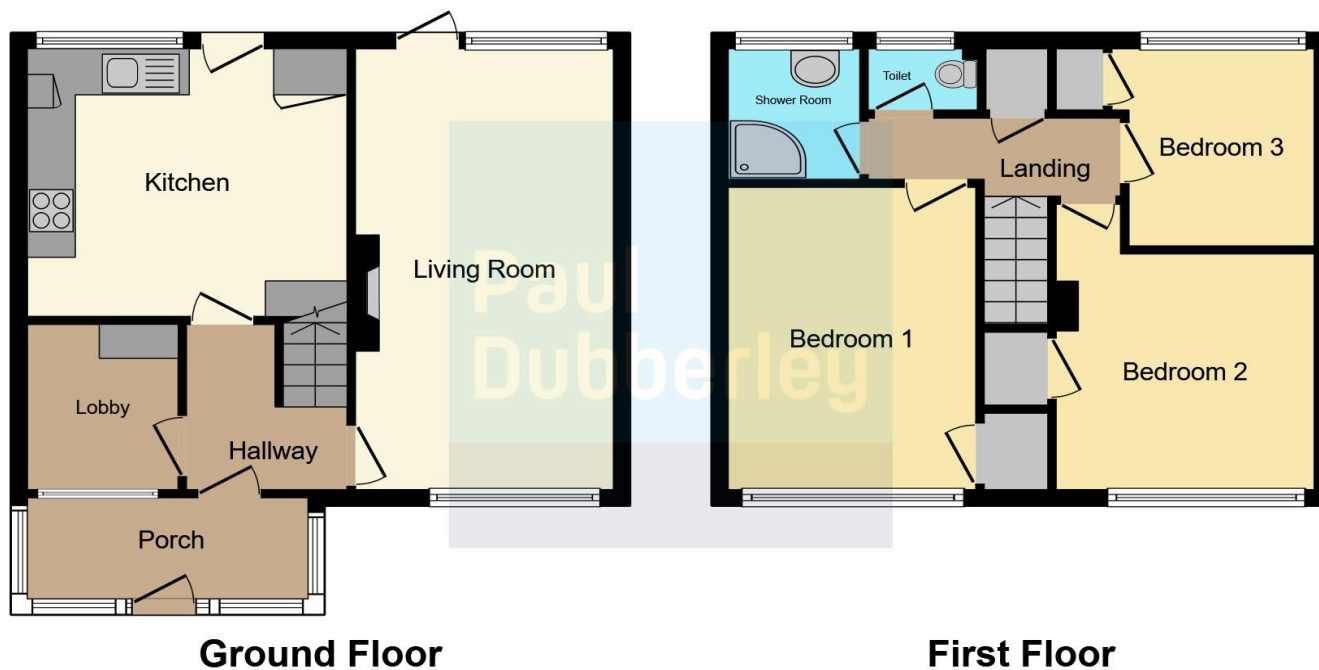
Agent Notes

'There is a easement on the title, please enquire with the branch'.









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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 WEST BROMWICH B70 8EN

EPC Rating: D Council Tax
 Band: B

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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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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