

for sale  
offers over **£195,000** Freehold

**Paul  
Dubberley**



Livingstone Road West Bromwich B70 7HZ

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## Property Description

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## Bathroom

Fully tiled, bath with electric shower over, wash hand basin, low level WC extractor fan and central heating radiator.

## Entrance Porch

Having a double glazed door to the side elevation and further door into the lounge.

## Living Room

Having a double glazed bow window to the front elevation, fireplace, wall lights, TV point, telephone point, central heating radiator, stairs to the first floor and door to kitchen.

## Kitchen

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

## Landing

Having stairs from the living room, loft access and doors to.

## Bedroom One

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

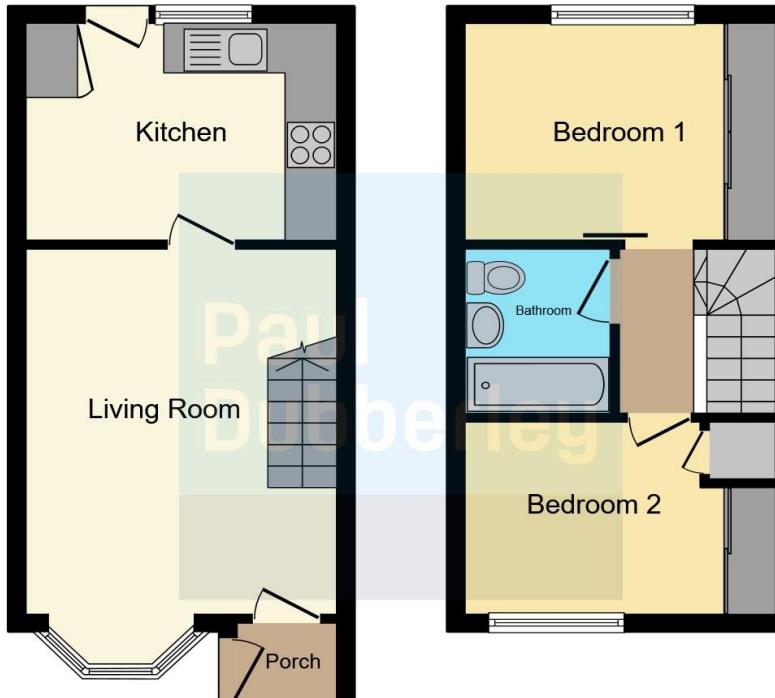
## Bedroom Two

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









**Ground Floor**

**First Floor**

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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290 - 292 High Street  
 WEST BROMWICH B70 8EN

EPC Rating: C    Council Tax  
 Band: B

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