

for sale  
**£375,000** Freehold

**Paul  
Dubberley**



Barrett Street Smethwick B66 4SE

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## Property Description

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## Entrance Hall

Having a double glazed door to the front elevation, double glazed window to the front and doors to.

## Cloakroom

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

## Lounge

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

## 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, cooker point with cookerhood, plumbing for washing machine, central heating radiator and door to rear garden

## Landing

Having stairs from the entrance hall, double glazed window to the front elevation, loft access, central heating radiator further stairs to the second floor and doors to.

## Bedroom One

Having a double glazed window to the rear elevation, Juliet balcony, TV point , telephone point, central heating radiator

## Bedroom Two

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

## Second Floor Landing

Having stairs from the first floor and doors to.

## Bedroom Three

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

## Ensuite

Having a double glazed window to the rear elevation, fully tiled with shower cubicle, wash hand basin, low level WC, shaver point, extractor fan and central heating radiator.

## Bedroom Four

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

## Family Bathroom

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







To view this property please contact Paul Dubberley on

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EPC Rating: C    Council Tax  
Band: D

**view this property online** [PaulDubberley.co.uk/Property/PWB105135](http://PaulDubberley.co.uk/Property/PWB105135)

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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