

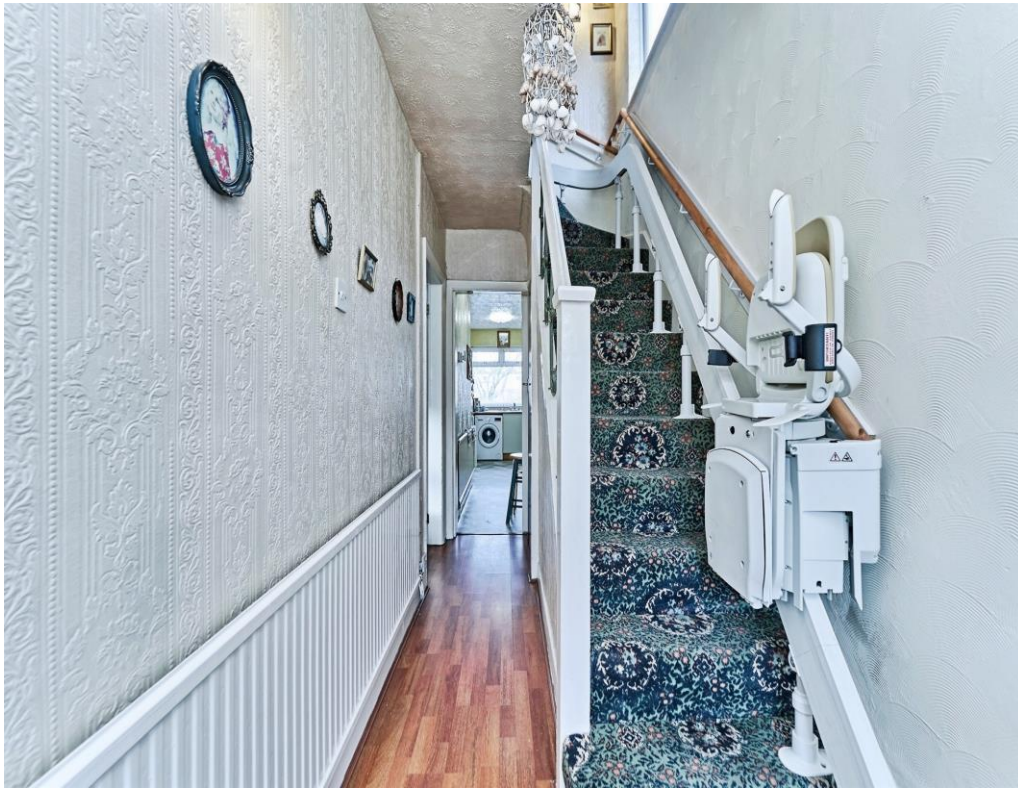
for sale
£240,000 Freehold

**Paul
Dubberley**



Church Lane West Bromwich B71 1BY

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Property Description

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Entrance Porch

Sliding patio doors to the front and door to the entrance hall.

Entrance Hall

Door from the entrance porch, stairs to the first floor, understairs storage cupboard and doors to the lounge/dining areas and kitchen.

Lounge/Dining Area

25' 5" x 9' 9" (7.75m x 2.97m)

Double glazed bay window to the front elevation and an additional window to the rear, classic brick-effect fire surround and a central heated radiator.

First Floor Landing

Stairs from the entrance hallway and doors to;

Kitchen

17' 8" x 7' 2" (5.38m x 2.18m)

Fitted kitchen comprising of a range of wall and base units, splash back tiling, stainless steel sink and drainer, wall mounted boiler, plumbing point and space for washing machine, space for freestanding cooker, central heated radiator, double glazed window to the rear and door to the conservatory.

Conservatory

7' 7" x 7' 3" (2.31m x 2.21m)

Sliding patio doors to the rear garden.

Bedroom One

12' 10" x 9' 8" (3.91m x 2.95m)

Double glazed window to the rear and a central heated radiator.

Bedroom Two

9' 7" x 9' 8" (2.92m x 2.95m)

Double glazed window to the front and a central heated radiator.

Bedroom Three

15' 7" x 7' 4" (4.75m x 2.24m)

Double glazed window to the rear, central heated radiator and a fitted shower cubicle.

Bathroom

Double glazed window to the front, fitted bath with shower over, wash hand basin and WC.

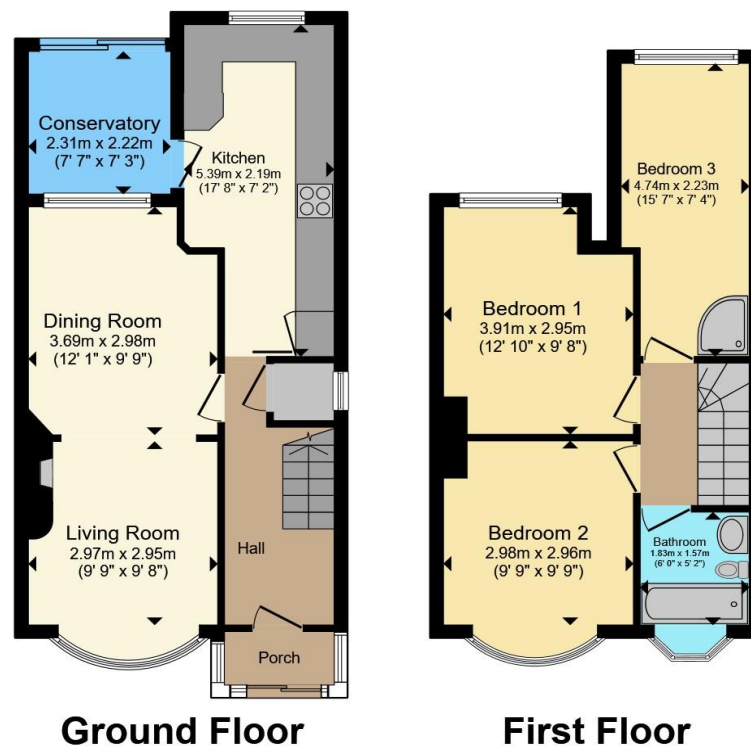
Rear Garden

A block-paved patio to the front is bordered with a variety of planting and steps leading down to a neatly maintained lawn, which is divided by a central slabbed pathway.









Total floor area 85.3 m² (918 sq.ft.) approx

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.propertybox.io

**Paul
Dubberley**

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290 - 292 High Street
 WEST BROMWICH B70 8EN

EPC Rating: D Council Tax
 Band: B

view this property online PaulDubberley.co.uk/Property/PWB105152

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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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