

for sale  
£300,000 Freehold

Paul  
Dubberley



Eva Road OLDBURY B68 9PF



## Property Description

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## Entrance Hall

Having a double glazed door to the front  
elevation, stairs to the first floor and doors to  
lounge and reception room two.

## Cloakroom

Having a low level WC, wash hand basin,  
tiled to splash prone areas and door to  
veranda and reception room two.

## Lounge

Having a double glazed bay window to the  
front elevation, understairs storage, TV,  
central heating radiator and door to dining  
room.

## Reception Room Two

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

## 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 and half bowl sink and  
drainer, tiling to splash prone areas, electric  
oven, gas hob, with cookerhood over,  
microwave, plumbing for washing machine  
and dishwasher, fridge freezer, central  
heating boiler, central heating radiator and  
door to veranda.

## Veranda

Having a double glazed window to the rear  
elevation, decorative feature wall, and doors  
to cloakroom, kitchen and garden.

## Landing

Having a double glazed window to the side  
elevation, stairs from the entrance hall and  
doors to.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

Having a double glazed window to the front  
elevation, fitted single bed with storage,  
staircase to the loft and central heating  
radiator.

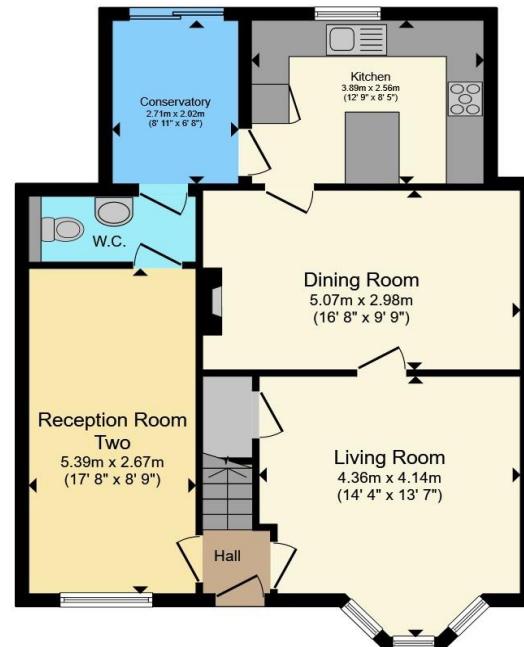
## Bathroom

Having a double glazed window to the rear  
elevation, fully tiled, Jacuzzi style bath with  
mixer taps, shower, vanity wash hand basin,  
low level WC, extractor fan and heated towel  
rail.

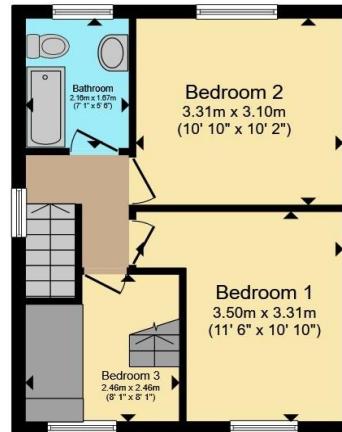




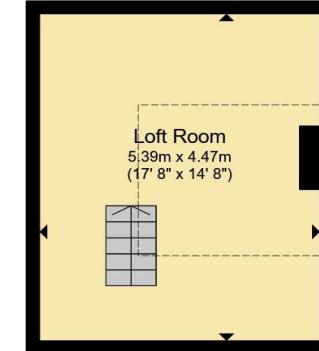




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 128.1 m<sup>2</sup> (1,379 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](http://www.propertybox.io)

**Paul  
Dubberley**

To view this property please contact Paul Dubberley on

**T 0121 525 2111**  
**E [westbromwich@pauldubberley.co.uk](mailto:westbromwich@pauldubberley.co.uk)**

290 - 292 High Street  
 WEST BROMWICH B70 8EN

EPC Rating: C    Council Tax  
 Band: B

**view this property online [PaulDubberley.co.uk/Property/PWB105148](http://PaulDubberley.co.uk/Property/PWB105148)**

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