

for sale
£290,000 Freehold

**Paul
Dubberley**



Sams Lane WEST BROMWICH B70 7EE

Sams Lane WEST BROMWICH B70 7EE



Property Description

DO YOU HAVE A PROPERTY TO SELL?

We offer FREE selling valuations

DO YOU NEED A MORTGAGE?

Our fully qualified mortgage experts offer mortgage & remortgage advice

Entrance Hall

Having a double glazed door to the front elevation stairs rising to the first floor storage cupboard and doors to.

Lounge

14' x 9' 7" (4.27m x 2.92m)

Having a rear double glazed window, double glazed patio doors giving access to the rear garden, central heating radiator, storage cupboard and TV point.

Kitchen

12' x 8' (3.66m x 2.44m)

Having a double glazed window to the front elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, integrated oven and hob , with cooker hood over, plumbing for washing a machine, central heating radiator and central heating boiler.

Downstairs Wc

Having a low level WC and wash hand basin.

Landing

Having stairs from the hallway and doors to.

Bedroom One

12' 2" x 7' 7" (3.71m x 2.31m)

Having double glazed windows to the rear elevation and central heating radiator.

Bedroom Four

14' x 10' 3" (4.27m x 3.12m)

Having two double glazed windows to the front elevation, Juliet balcony, and central heating radiator.

First Floor Bathroom

Part Tiled, bath, low level WC, wash hand basin and central heating radiator.

Second Floor Landing

Having stairs from the first floor and doors to.

Bedroom Three

14' 7" x 7' 7" (4.45m x 2.31m)

Having two double glazed windows to the rear elevation, central heating radiator and door to ensuite shower room.

Ensuite Shower Room

Part tiled, low level WC, wash hand basin, shower cubicle and central heating radiator.

Bedroom Two

12' x 9' 6" (3.66m x 2.90m)

Having two double glazed windows to the front elevation and central heating radiator.

Front Garden

Having steps to the entrance and lawn area.

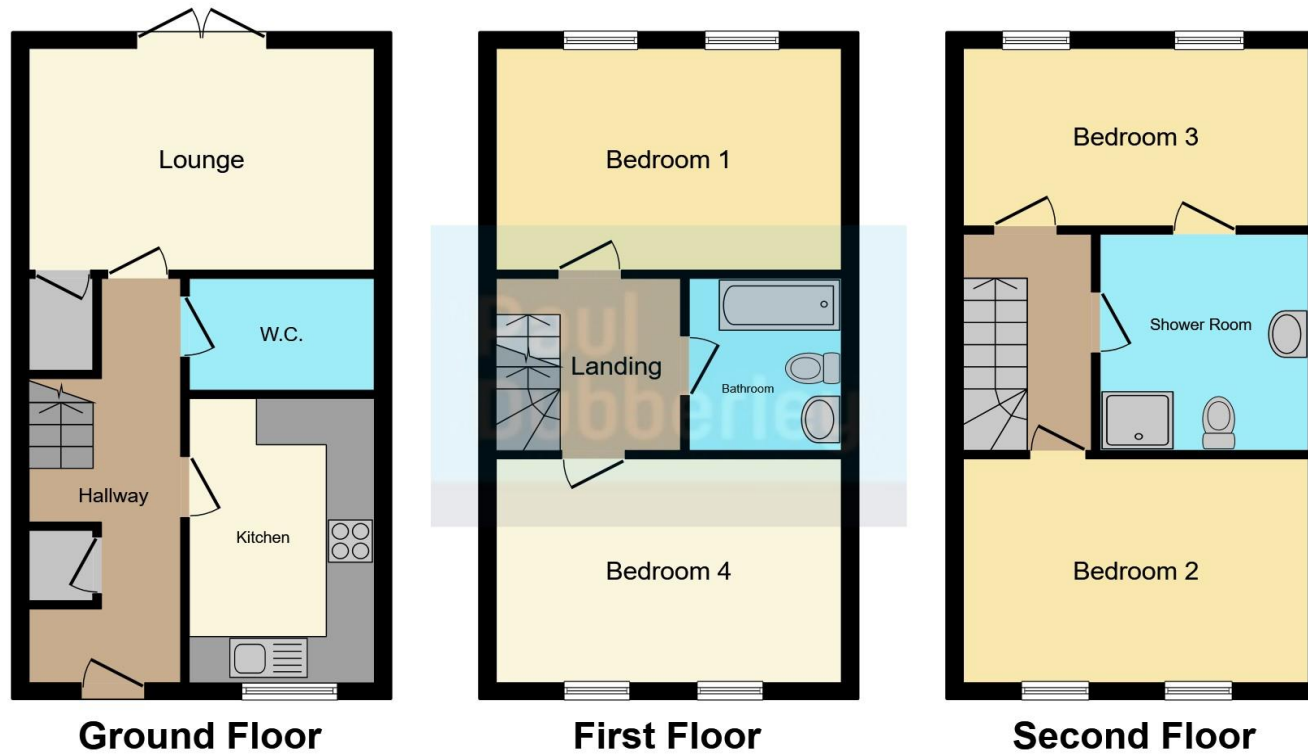
Rear Garden

Slabbed patio area, pathway, lawn area and rear gate for access.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Paul Dubberley on

T 0121 525 2111
E westbrom@pauldubberley.co.uk

290 - 292 High Street
 WEST BROMWICH B70 8EN

EPC Rating: B C/T Band C

view this property online PaulDubberley.co.uk/Property/PWB102985

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.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PWB102985 - 0006

