

for sale
£260,000 Freehold

**Paul
Dubberley**



Wiltshire Way WEST BROMWICH B71 1JN

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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

THREE BEDROOM SEMI DETACHED FAMILY HOME

TWO RECEPTION ROOMS

LARGE REAR GARDEN

UPSTAIRS SHOWER ROOM

DOWNSTAIRS WC

CLOSE PROXIMITY TO LOCAL SCHOOLS

VIEWING HIGHLY ADVISED

NO UPWARD CHAIN

Entrance Hall

Having a double glazed door to the front elevation, double glazed window to the the side elevation, central heating radiator and understairs storage cupboard.

Cloakroom

Having a double glazed window to the side elevation and low level WC.

Lounge

11' 8" into recess x 12' 5" (3.56m into recess x 3.78m)

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

Dining Room

10' 5" x 12' 5" (3.17m x 3.78m)

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

Kitchen

11' 5" x 8' 5" (3.48m x 2.57m)

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurafces over, stainless steel one bowl sink and drainer, tiling to splash prone areas, gas cooker point, with cookerhood over, central heating boiler and door to lean to and lounge.

Lean To

8' 8" x 11' 1" max (2.64m x 3.38m max)

Having a double glazed window to the rear elevation, patio door to garden, a range of worksurfaces and door to WC and storage room.

Landing

Having a double glazed window to the front elevation, stairs from the hallway, loft access and airing cupboard.

Bedroom One

10' 8" x 12' 5" (3.25m x 3.78m)

Having a double glazed window to the rear elevation, storage cupboard and central heating radiator.

Bedroom Two

8' 5" x 12' 5" (2.57m x 3.78m)

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

Bedroom Three

7' 9" x 8' 5" (2.36m x 2.57m)

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

Shower Room

Having a double glazed window to the side elevation, part tiled, shower cubicle, low level WC, wash hand basin, heated towel rail and extractor fan.

Front Garden

Lawned and pathway leading to entrance.

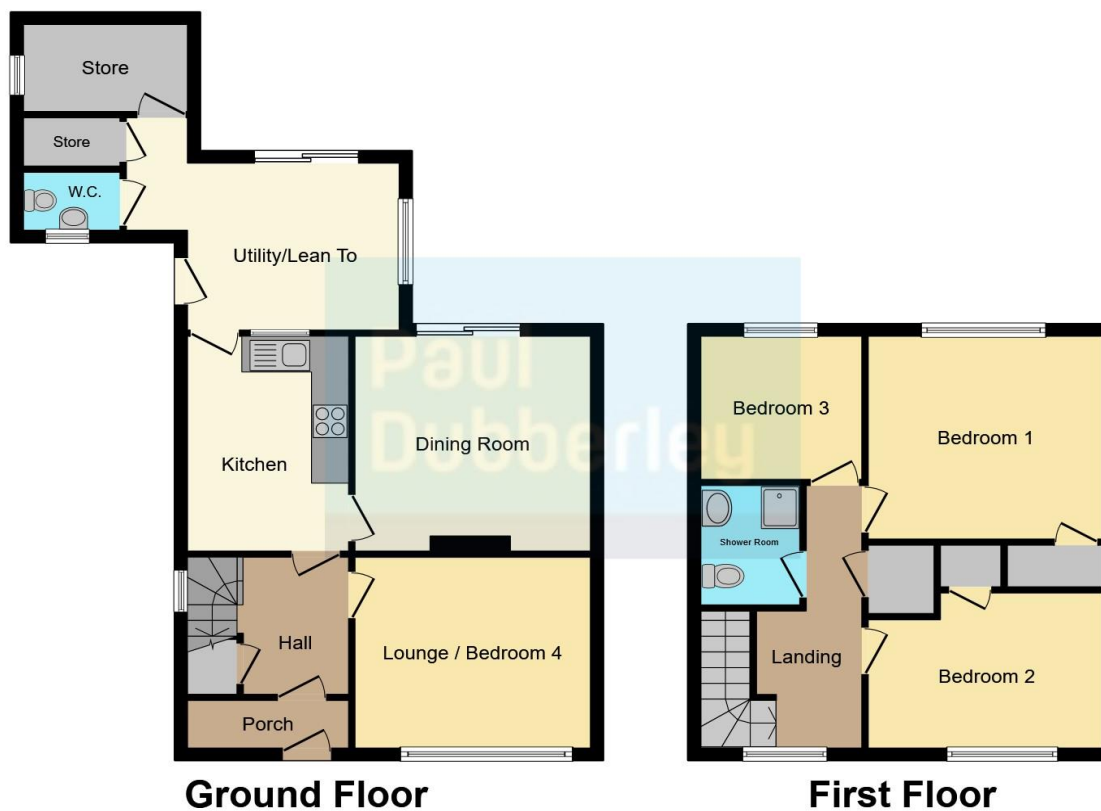
Rear Garden

Having patio area, lawn area, pathway to rear of garden and surrounding trees and shrubs.









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

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EPC Rating: C C/T Band A

view this property online PaulDubberley.co.uk/Property/PWB103556

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.

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