

for sale
£250,000 Freehold

**Paul
Dubberley**



Kiniths Crescent West Bromwich B71 4BX

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Property Description

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Entrance Porch

Having a double glazed door and windows to the front elevation and further door into hallway.

Entrance Hall

Having door to the front elevation, stairs to the first floor, understairs storage, central heating radiator and doors to.

Cloakroom

Having low level WC and wash hand basin

Front Room

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

Living Room

Having double glazed patio doors to the rear elevation, and central heating radiator.

Kitchen

Having a single glazed window to the rear 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, and plumbing for washing machine and dishwasher.

Utility Room

Having single glazed windows to the front rear and side elevations and sink and drainer.

Landing

Having secondary glazed window to the side elevation, stairs from the first floor and doors to.

Bedroom One

Having a single glazed window to the rear elevation, built in wardrobes, wash hand basin and central heating radiator.

Bedroom Two

Having a double glazed bay window to the front elevation, built in wardrobes and central heating radiator.

Bedroom Three

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

Bathroom

Having secondary glazed window to the rear elevation, fully tiled with shower cubicle, low level WC, wash hand basin and central heating radiator.

Front Garden

Having pathway to entrance, lawn area, surrounding shrubs and side gate giving access to bin storage.

Rear Garden

Having patio area, lawn area, surrounding trees and shrubs and greenhouse to the rear.

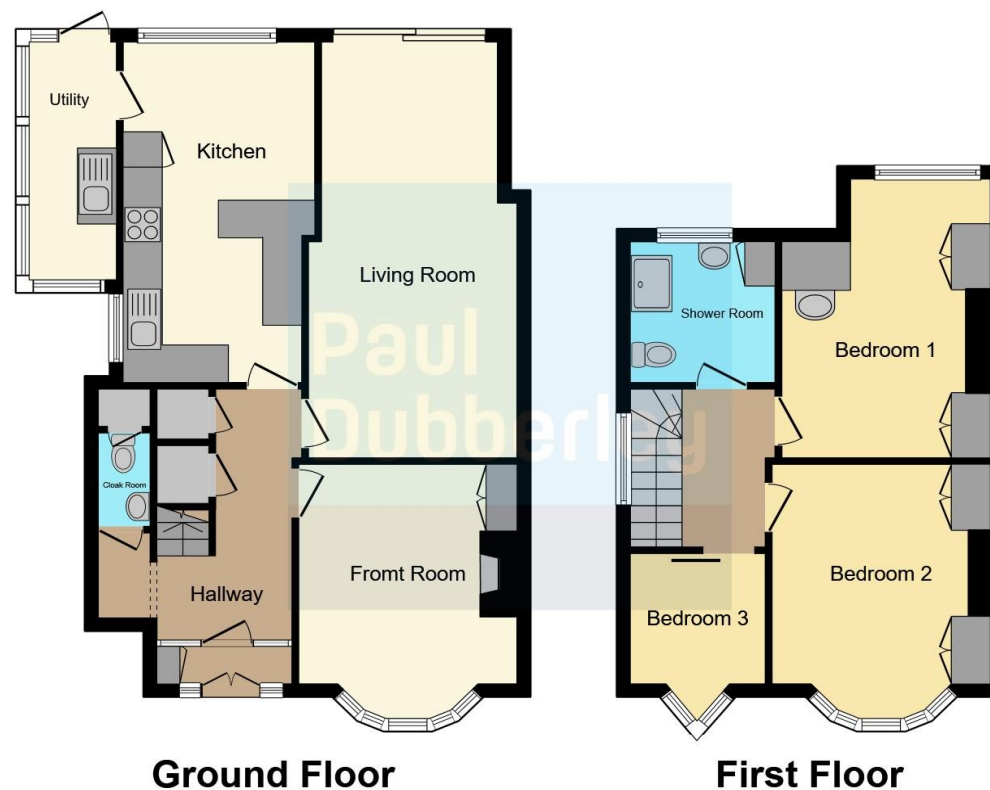
Garage

Garage has up and over doors and is accessible via a private road off Kiniths way,









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.focalagent.com

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290 - 292 High Street
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EPC Rating: D Council Tax
 Band: C

view this property online PaulDubberley.co.uk/Property/PWB104828

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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