

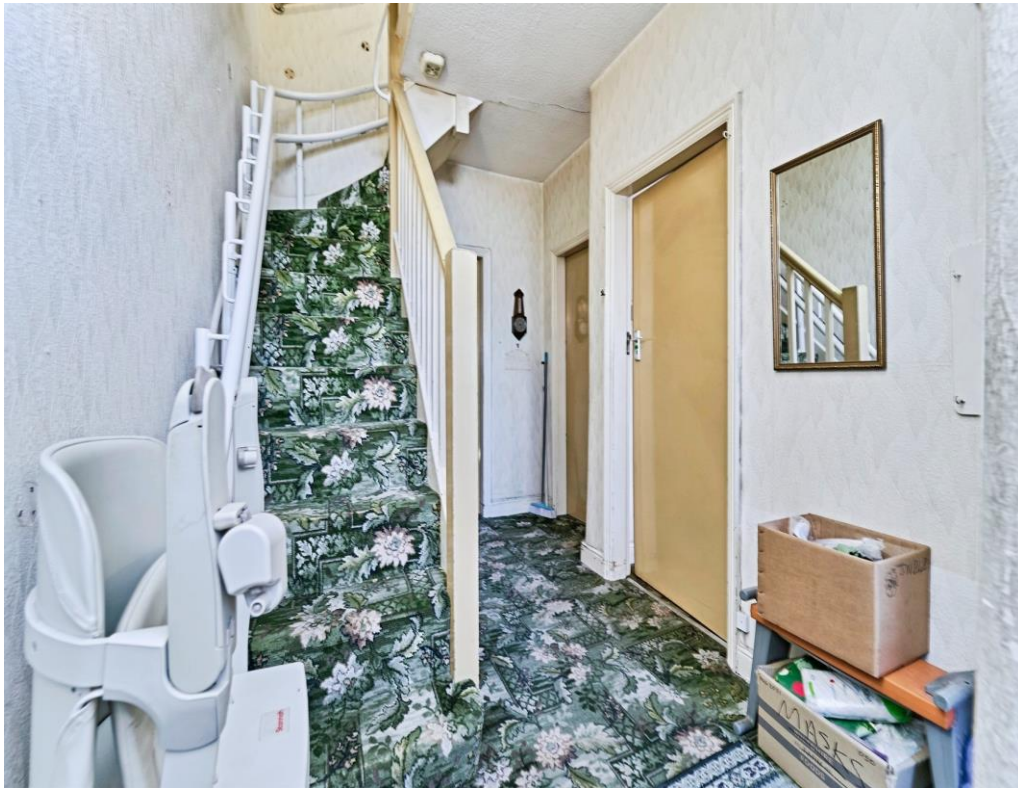
for sale
£165,000 Freehold

**Paul
Dubberley**



Coles Lane West Bromwich B71 2QA

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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

Entrance Hall

Having a single glazed door to the front elevation, single glazed window to the front, storage heater and pantry.

Cloakroom

Having WC.

Lounge

Having double glazed bay window to the front elevation, gas fireplace, TV point and telephone point.

Dining Room

Having a double glazed window to the rear elevation.

Kitchen

Having single glazed windows to the rear and side elevations, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel one bowl sink and drainer, tiling to splash prone areas, gas cooker point, plumbing for washing machine and door to garden.

Landing

Having stairs from the entrance hall, airing cupboard, loft access and doors to.

Bedroom One

Having a double glazed window to the front elevation and electric heater.

Bedroom Two

Having a double glazed window tot the rear elevation and electric heater.

Bedroom Three

Having a double glazed window to the front elevation.

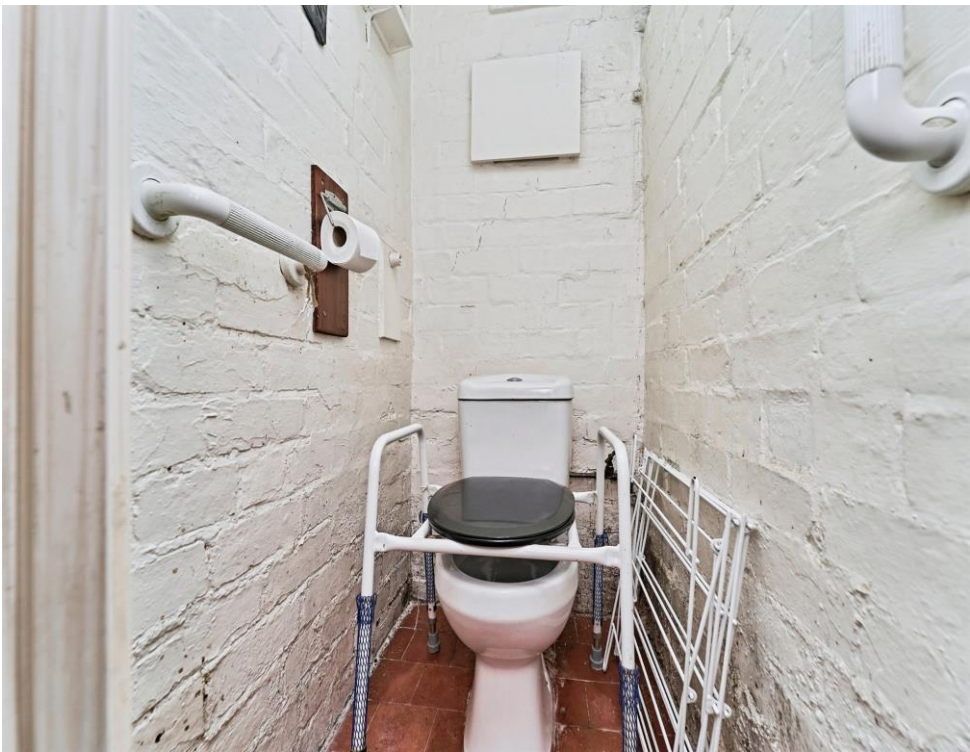
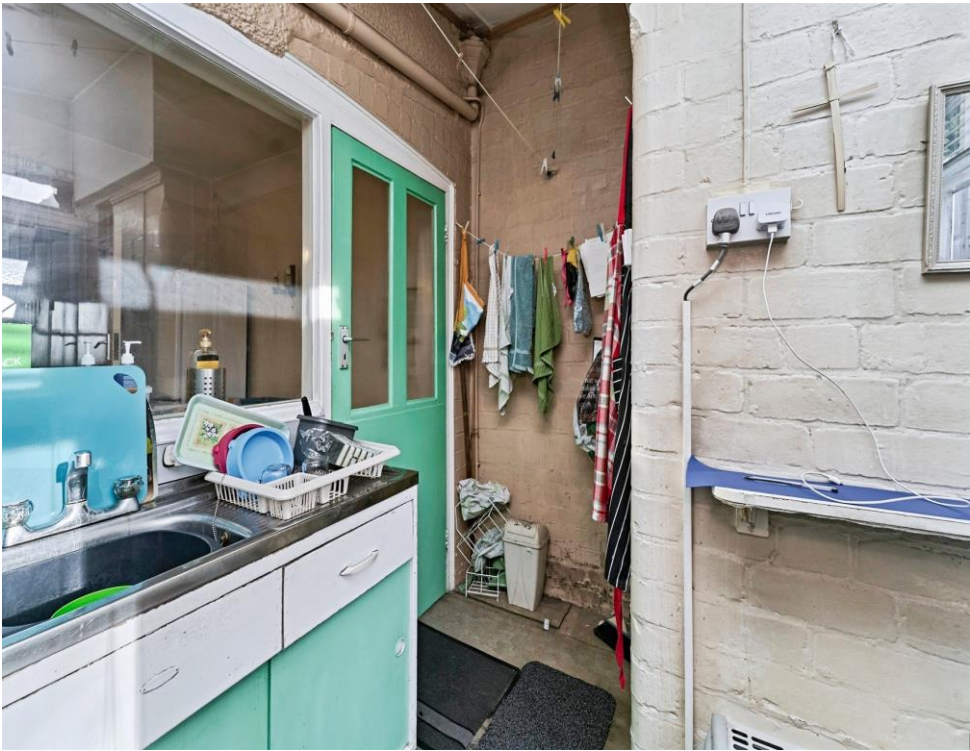
Bathroom

Having a single glazed window to the rear elevation, bath with electric shower over, part tiled, wash hand basin, WC and shaver point.

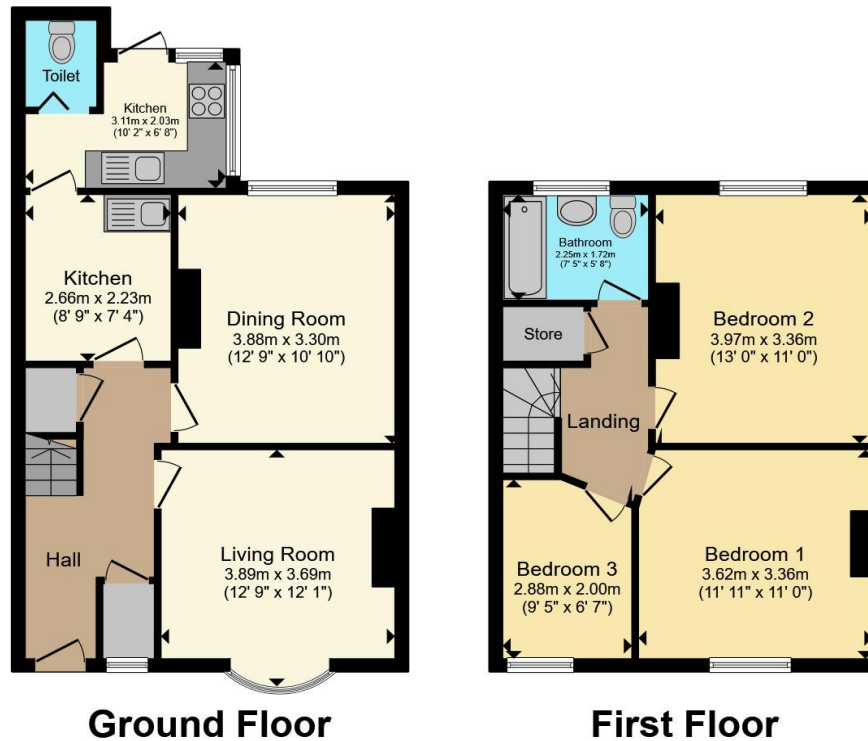
Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.









Total floor area 93.3 m² (1,004 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**

To view this property please contact Paul Dubberley on

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

290 - 292 High Street
WEST BROMWICH B70 8EN

EPC Rating: F Council Tax
Band: B

view this property online PaulDubberley.co.uk/Property/PWB105116

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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Property Ref: PWB105116 - 0003

