

for sale  
**£250,000** Freehold

**Paul  
Dubberley**



Coles Lane West Bromwich B71 2QJ

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## Property Description

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## Entrance Porch

Having double glazed door to the front, further door into

## Entrance Hall

Having single glazed door to the front, single glazed window to the front, radiator and telephone point and doors to

## Dining Room

12' 5" x 12' 4" into recess ( 3.78m x 3.76m into recess )

Having double glazed window to the rear, double glazed french doors leading into conservatory, electric fire with surround and radiator, double door into lounge.

## Lounge

13' 7" into bay x 13' 10" into recess ( 4.14m into bay x 4.22m into recess )

Having double glazed bay window to the front, electric fire with surround, radiator, telephone and TV points.

## Conservatory

12' 11" x 9' 11" ( 3.94m x 3.02m )

Having double glazed construction UPVC windows to the side and rear, lights and ceiling fan.

## Kitchen

8' 5" x 7' 5" ( 2.57m x 2.26m )

Fully fitted kitchen, with double glazed window to the rear, a range of wall and base units, with worksurfaces over, tiling to splash probe areas, stainless steel one and half bowl sink and drainer, gas and electric coke point,

with cooker hood over, plumbing for dishwasher, spotlights on ceiling and under cupboard lights, radiator and archway leading to utility/seating area.

## Utility / Seating Area

20' 2" x 7' 1" ( 6.15m x 2.16m )

Having double glazed window tot he front, wall and base cupboards, spotlights to ceiling, plumbing for washing machine, radiator and door leading to rear lobby.

## Rear Lobby

Having door to shower room and door to garden.

## Shower Room

Having double glazed window to the side, fully tiled, with double shower cubicle, vanity wash hand basin, W/C and radiator.

## Landing

Having stairs from hallway, loft access and airing cupboard housing the boiler.

## Bedroom One

14' 11" into bay x 12' 5" into recess ( 4.55m into bay x 3.78m into recess )

With double glazed window to the front, fitted wardrobes, wall lights and radiator.

## Bedroom Two

11' 7" x 10' 4" upto wardrobe ( 3.53m x 3.15m upto wardrobe )

Having double glazed window to the rear, fitted wardrobes, over head storage units, radiator and TV point.

## Bedroom Three

22' 7" x 7' 2" max ( 6.88m x 2.18m max )

Having double glazed windows to the front and rear, two radiators, loft access and TV point.



### **Bedroom Four**

8' 7" x 7' 5" ( 2.62m x 2.26m )

Having double glazed window to the front and radiator.

### **Bathroom**

Having double glazed window to the rear, fully tiled with wash hand basin, low level W/C, bath with electric shower over, extractor fan and heated towel radiator.

### **Front Garden**

Having a block paved driveway, with brick wall surround.

### **Rear Garden**

Having a well maintained garden comprising of patio area, gravel border, slate chipping area, lawned area with tree borders, BBQ area and a small fish pond.









To view this property please contact Paul Dubberley on

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

290 - 292 High Street  
WEST BROMWICH B70 8EN

**EPC Rating: D**

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