

for sale
£225,000 Freehold

**Paul
Dubberley**



Arden Road SMETHWICK B67 6EW

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Property Description

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Entrance Porch

Having a double glazed door to the front elevation and double glazed windows to the front and side elevations.

Entrance Hall

Having a double glazed door to the front elevation, single glazed window to the front, understairs storage cupboard and doors to.

Lounge

13' 9" max x 8' 6" max (4.19m max x 2.59m max)

Having a double glazed window to the front and side elevations, TV point, telephone point and central heating radiator.

Dining Room

12' 11" x 11' 2" (3.94m x 3.40m)

Having a double glazed window to the rear elevation, central heating radiator and door to kitchen and stairs to the first floor.

Kitchen

16' 6" max x 6' 7" max (5.03m max x 2.01m max)

Having a double glazed window to the side elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, one and half bowl sink and drainer, tiling to splash prone areas, electric oven and gas hob, with cooker hood over, central heating boiler and door to garden and shower room.

Downstairs Shower Room

Having a double glazed window to the side elevation, part tiled with shower cubicle, low level WC, vanity wash hand basin, extractor fan and central heating radiator.

Landing

Having stairs from the dining room, loft access and doors to.

Bedroom One

11' 9" into recess x 11' 3" (3.58m into recess x 3.43m)

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

Bedroom Two

11' 3" x 9' 2" into recess (3.43m x 2.79m into recess)

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

Bedroom Three

9' 3" max x 6' 8" max (2.82m max x 2.03m max)

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

Upstairs Wc

Having a double glazed window to the side elevation, low level WC and wash hand basin,









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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EPC Rating: D Council Tax
 Band: A

view this property online PaulDubberley.co.uk/Property/PWB104713

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: PWB104713 - 0002

