

for sale  
**£250,000** Freehold

**Paul  
Dubberley**



Whitgreave Street West Bromwich B70 9BA

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## Property Description

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## Entrance Hall

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

## Cloakroom

Having a double glazed window to the side elevation, fully tiled with low level WC, wash hand basin and central heating radiator.

## Through Lounge

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

## Kitchen/Diner

Having a double glazed window to the rear 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 cookerhood over, plumbing for washing machine, central heating boiler, central heating radiator and door to rear garden.

## Landing

Having stairs from the entrance hall, loft access with pull down ladder and doors to.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

Having a double glazed window to the rear elevation, part tiled, bath with mixer taps, shower over bath, low level WC, wash hand basin and central heating radiator.

## Agent Note.

Agents Note: There is an easement on the title, please enquire with the branch.









Total floor area 89.3 m<sup>2</sup> (961 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](http://www.propertybox.io)



To view this property please contact Paul Dubberley on

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EPC Rating: D Council Tax  
 Band: B

**view this property online [PaulDubberley.co.uk/Property/PWB105411](http://PaulDubberley.co.uk/Property/PWB105411)**

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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