

for sale

offers over **£410,000** Freehold

**Paul
Dubberley**



The Parade West Bromwich B71 3NY

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Property Description

DO YOU HAVE A PROPERTY TO SELL?

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Entrance Porch

Having a double glazed door to the front and double glazed windows to the front and side

Entrance Hall

Double glazed door to the front, radiator, stairs rising to first floor landing and doors to

Cloakroom

Having a double glazed window to the front elevation, tiling to splash prone areas, wash hand basin, low level WC and central heating radiator.

Lounge

Having a double glazed window to the front elevation, double glazed bay window to the side, media wall, telephone point, TV point and central heating radiator.

Kitchen

Having double glazed windows to the rear and side elevations, three sky lights, french doors to the garden, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel one and half bowl sink and drainer, tiling to splash prone areas, electric oven and gas hob, with cooker hood over, fridge freezer, dishwasher, central heating radiator.

Utility Cupboard

Having plumbing for washing machine, central heating boiler and worksurfaces over.

Landing

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

Bedroom One

Having double glazed windows to the front and side elevations, fitted wardrobes and central heating radiator and door to ensuite.

Ensuite

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

Bedroom Two

Having double glazed windows to the rear and side elevations, fitted wardrobes and central heating radiator.

Bedroom Three

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

Bathroom

Having a double glazed window to the front elevation, part tiled, bath with mixer taps and shower over, vanity wash hand basin, low level WC and heated towel rail.

Agent Notes

Seller has advised there is an approximate £85 per annum estate charge.









Total floor area 122.6 m² (1,319 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



To view this property please contact Paul Dubberley on

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290 - 292 High Street
 WEST BROMWICH B70 8EN

EPC Rating: B Council Tax
 Band: D

view this property online PaulDubberley.co.uk/Property/PWB105128

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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