

for sale  
**£475,000** Freehold

**Paul  
Dubberley**



**The Bantocks West Bromwich B70 0PB**

# The Bantocks West Bromwich B70 0PB



## Property Description

Situated in the highly regarded area of West Bromwich, this impressive six-bedroom detached residence offers substantial and versatile accommodation, ideal for large or multi-generational families. Set back from the road, the property combines privacy with a strong sense of curb appeal in a sought-after residential setting.

Inside, the home boasts generous living space with two reception rooms, providing flexibility for entertaining, home working, or family living. Complemented by well-proportioned bedrooms, including principal bedrooms with en-suite facilities. Externally, the property benefits from a private rear garden and ample off-road parking. Conveniently located close to West Bromwich Town Centre, reputable schools, local amenities, and excellent transport links, this is a rare opportunity to acquire a substantial family home in one of West Bromwich's most desirable locations.

## Entrance Hall

Having a double glazed door to the front elevation, stairs to the first floor, central heating radiator and doors to the lounge and bedroom six.

## Lounge/Dining Area

Having a double glazed window to the front elevation, central heating radiator, understairs pantry and door to the kitchen and reception room two.

## Bedroom Six

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

## Ensuite

Having shower, wash hand basin, low level WC and extractor fan.

## 0,Reception Room Two

Having a double glazed windows and doors to the rear elevation, TV point and central heating radiator.

## Kitchen/Breakfast Area

Having a double glazed window to the rear and side elevations, fitted kitchen with a range of wall and base units, wit worksurfaces over, one bowl sink and drainer, tiling to splash prone areas, electric oven and gas hob, with cookerhood over, plumbing for dishwasher, microwave central heating radiator and doors to utility room and garden.

## Utility Room

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

## Landing

Having stairs from the entrance hall and doors to.

## Bedroom One

Having a double glazed window to the front elevation, fitted wardrobes, dressing table central heating radiator and doors to ensuite.

## Ensuite

Part tiled with shower cubicle, low level WC, wash hand basin and extractor fan.

## Bedroom Two

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

## Bedroom Three

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

## Bedroom Four

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

### **Bedroom Five**

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

### **Shower Room**

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

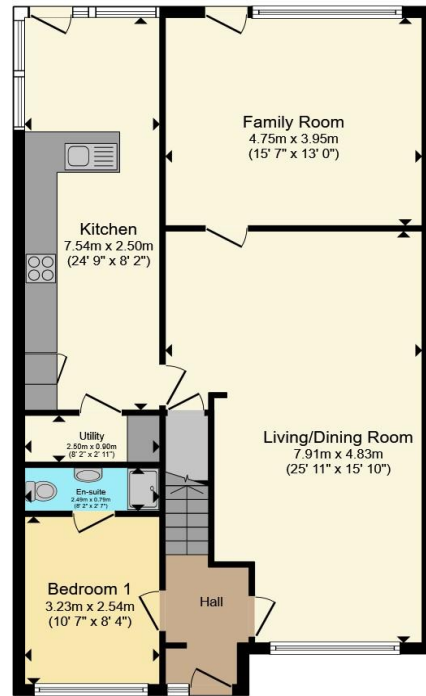
### **Agents Note**

'There is an easement on the title, please enquire with the branch'.

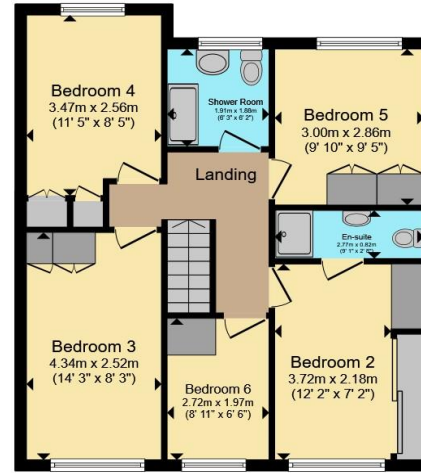








**Ground Floor**



**First Floor**

Total floor area 151.1 m<sup>2</sup> (1,626 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: C Council Tax  
 Band: C

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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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