for sale

£300,000 Freehold

Paul Dubberley



Kyngston Road West Bromwich B71 4DX

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Property Description

This well-presented and spacious three-bedroom semi-detached family home is situated in a popular residential location of West Bromwich, conveniently positioned close to local schools, shops, transport links and amenities.

The property offers generous living accommodation throughout, briefly comprising a welcoming entrance hallway, a spacious lounge providing the perfect space for relaxation and entertaining, and a fitted kitchen/diner offering ample storage and workspace. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private rear garden, ideal for outdoor dining and family enjoyment, whilst the front provides off-road parking. Offering excellent potential for first-time buyers, growing families or buy-to-let investors, this wonderful home must be viewed to be fully appreciated.

Entrance Hall

A welcoming entrance hallway providing access to the ground floor accommodation, with stairs rising to the first-floor landing and useful space for coats and footwear.

Cloakroom

A useful ground floor cloakroom fitted with a low-level WC and wash hand basin, providing convenient facilities for guests and everyday family living.

Lounge

A bright and spacious reception room featuring ample space for a range of furniture, doors to the rear and a comfortable setting for both relaxing and entertaining.

Kitchen

A fitted kitchen offering a range of wall and base units with complementary work surfaces, inset sink and drainer

Landing

Providing access to all first-floor rooms and benefiting from a side window allowing natural light to flow through the space.

Bedroom 1

An impressive principal bedroom occupying the second floor, boasting generous proportions, useful storage options and plenty of natural light, creating a peaceful retreat within the home.

En Suite

Comprising a shower enclosure, wash hand basin and low-level WC, providing convenient facilities exclusively for the principal bedroom.

Bedroom2

A generously sized double bedroom with ample space for freestanding furniture and a pleasant outlook.

Bedroom3

A well-proportioned bedroom ideal for use as a child's bedroom, guest room, dressing room or home office.

Family Bathroom

Fitted with a contemporary suite comprising panelled bath, wash hand basin and low-level WC, finished with complementary tiling.

Agents Note

The sellers advise that they pay £200 per annum as a contribution towards upkeep. Your conveyancer can advise and confirm.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.







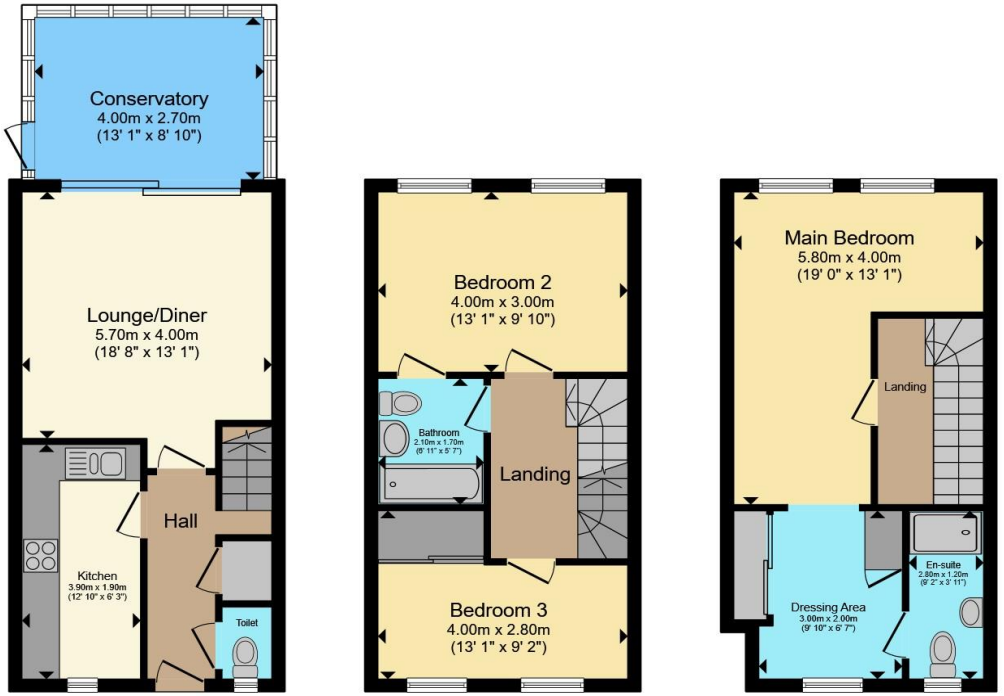












Total floor area 107.4 m² (1,156 sq.ft.) approx

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

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To view this property please contact Paul Dubberley on

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EPC Rating: C

Council Tax Band: C

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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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