

for sale  
**£260,000** Leasehold

**Paul  
Dubberley**



Monkgate Drive WEST BROMWICH B71 1NL

# Monkgate Drive WEST BROMWICH B71 1NL



## Property Description

Beautifully Presented 3-Bedroom End-Terrace Home – Move-In Ready

Tucked away in a peaceful cul-de-sac, this modern end-terraced property offers the perfect blend of contemporary living and everyday convenience. Ideal for first-time buyers, it's ready to move straight into and enjoy.

Inside, you'll find a bright and stylish modern kitchen/diner, perfect for cooking, dining, and entertaining. The spacious lounge provides a welcoming place to relax, while the added benefit of a downstairs toilet brings extra practicality to busy households.

Upstairs, there are three well-proportioned bedrooms, offering flexibility for families, guests, or a home office. The home has been well maintained throughout, giving it a fresh, modern feel from the moment you step inside.

Outside, the property includes allocated parking and south facing garden making day-to-day life that little bit easier. Its location is a real highlight too—set close to the town centre, with excellent transport links nearby, commuting and accessing local amenities couldn't be more convenient.

This is a fantastic opportunity to secure a stylish, low-maintenance home in a sought-after spot.

## Entrance Hall

Having a double glazed door to the front elevation, and doors to.

## Downstairs Wc

Having a double glazed window, low level WC, wash hand basin and central heating radiator.

## Lounge

Having a double glazed window to the front elevation with blinds, stairs to the first floor, fireplace with surround, TV point, central heating radiator and door to the kitchen.

## Kitchen

Having a double glazed window to the rear elevation with blinds, patio doors to the rear, fitted kitchen with a range of wall and base units, with worksurfaces over, sink and drainer, Tek wall, integrated oven and hob with cooker hood over, integrated microwave, integrated dishwasher plumbing for washing machine, central heating radiator and understairs storage cupboard.

## Landing

Having stairs from the lounge, double glazed window to the side elevation and doors to.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

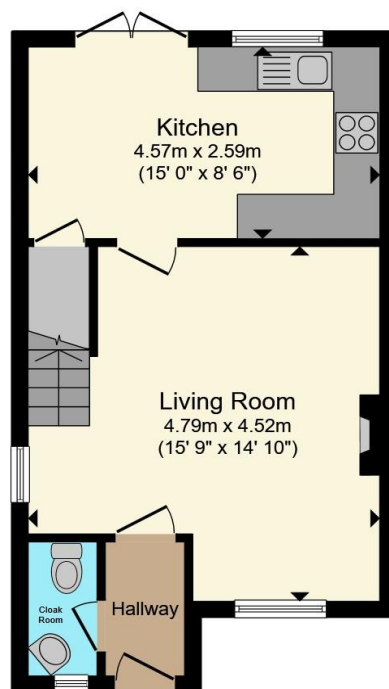
## Bathroom

Having a double glazed window to the rear elevation, aqua panelled walls, tiled flooring, bath with shower over, low level WC, wash hand basin and heated towel rail.

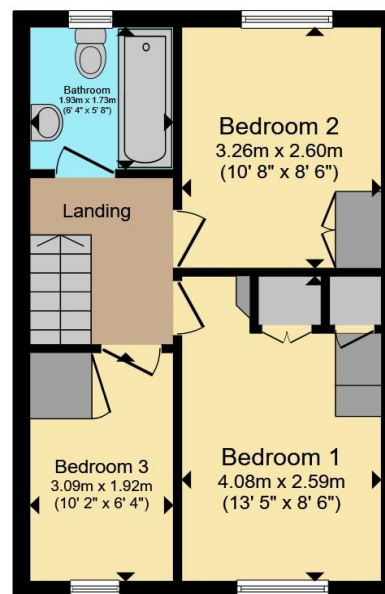








**Ground Floor**



**First Floor**

Total floor area 70.4 m<sup>2</sup> (758 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

**T** 0121 525 2111  
**E** [westbromwich@pauldubberley.co.uk](mailto:westbromwich@pauldubberley.co.uk)

290 - 292 High Street  
WEST BROMWICH B70 8EN

EPC Rating: C Council Tax  
Band: C

Service Charge: Ask  
Agent

Ground Rent:  
170.00

**view this property online [PaulDubberley.co.uk/Property/PWB105251](http://PaulDubberley.co.uk/Property/PWB105251)**

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.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: PWB105251 - 0006

