

for sale
£230,000 Freehold

**Paul
Dubberley**



Queens Close SMETHWICK B67 7DY

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Property Description

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Approach

From the parking area there is a slabbed pathway leading to the porch door with lawn area.

Entrance Porch

Double glazed windows to the front and side, with double glazed door to the side, door into kitchen

Kitchen

Having a double glazed window to the front elevation, 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 electric hob, with cooker hood over, plumbing for washing machine and dishwasher, fridge freezer, spotlights to ceiling, understairs storage, and two central heating radiators. Door to lounge and stairs to first floor landing

Lounge

Having a double glazed window to the rear elevation, double glazed French doors to the rear, telephone point, TV point and two central heating radiators, tiled feature wall area.

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 rear elevation and central heating radiator.

Bathroom

Fully tiled, bath with electric shower over, wash hand basin, low level WC, extractor fan, spotlights and central heating radiator.

Rear Garden

Low maintenance garden fully slabbed with rear gated access









Total floor area 89.2 m² (960 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

T 0121 525 2111
E westbromwich@pauldubberley.co.uk

290 - 292 High Street
 WEST BROMWICH B70 8EN

EPC Rating: C Council Tax
 Band: A

view this property online PaulDubberley.co.uk/Property/PWB105194

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.

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