

for sale  
**£250,000** Freehold

**Paul  
Dubberley**



Anson Road West Bromwich B70 0LX



# Anson Road West Bromwich B70 0LX



## Property Description

DO YOU HAVE A PROPERTY TO SELL?

We offer FREE selling valuations

DO YOU NEED A MORTGAGE?

Our fully qualified mortgage experts offer mortgage & remortgage advice

## Entrance Hall

Having a double glazed door to front elevation, double glazed window to the side, central heating radiator, stairs to the first floor and doors to.

## Cloakroom

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

## Lounge

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

## 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, integrated oven, gas hob with cookerhood over, plumbing for washing machine, central heating radiator and spotlight to ceiling.

## Landing

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

## Bedroom One

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

## Ensuite

Having shower cubicle, part tiled, low level WC, wash hand basin.

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

Part tiled with a double glazed window to the rear elevation, bath with shower over, low level WC, wash hand basin and central heating radiator.

## Front Garden

Having pathway to entrance lawn areas and blocked paved driveway to the side.

## Rear Garden

Having lawn area shed to rear and porcelain tiled patio area.

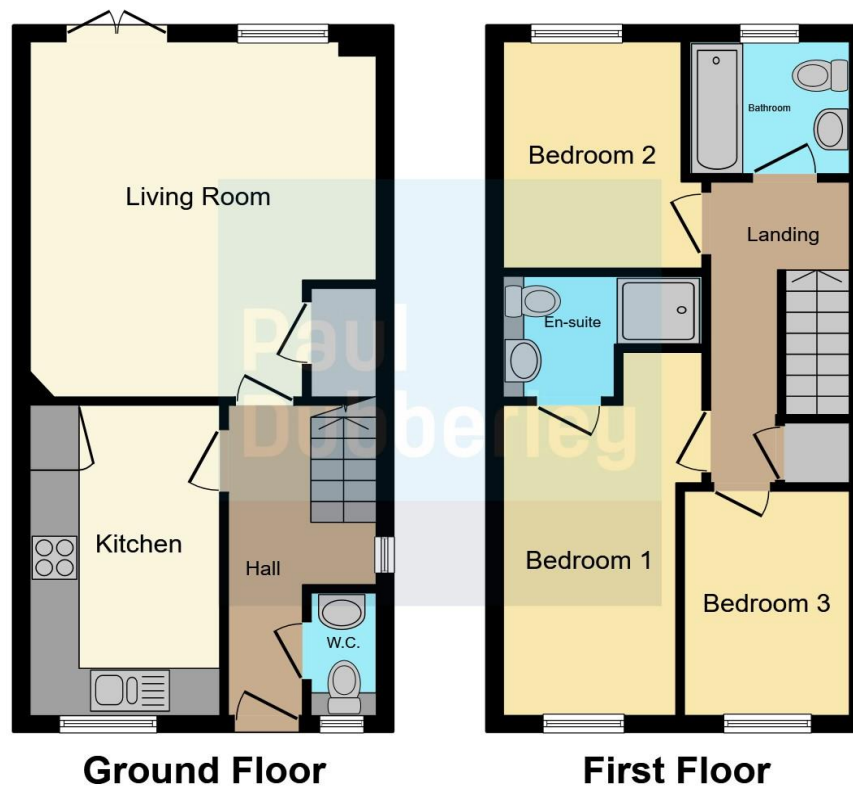












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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: B Council Tax  
 Band: C

**view this property online** [PaulDubberley.co.uk/Property/PWB104652](http://PaulDubberley.co.uk/Property/PWB104652)

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: PWB104652 - 0003

