Paul Dubberley

PaulDubberley.co.uk

for sale

£350,000 **Freehold**



Dagger Lane West Bromwich B71 4BA

A unique and spacious three-bedroom semi-detached home featuring two reception rooms, utility room, a fully usable basement, solar panels, and a log burner connected to the central heating system. Further benefitting from a loft-converted master suite with en-suite, fully air conditioned throughout.

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Entrance Hall

Double glazed door to the front, radiator, doors to

Lounge

A spacious and inviting reception room centred around an attractive log-burning stove connected to the property's central heating system. Offering ample space for lounge furniture, this room creates a warm and comfortable setting for family living. Double glazed window to the rear, radiator, tv point, air conditioning unit, stairs to the first floor landing and door to kitchen.

Dining Room

A versatile second reception room/dining room retaining original features, providing ample space for formal dining and entertaining. Equally suitable as a family room or additional sitting room, offering flexibility to suit a variety of lifestyles. Having a double glazed window to the front, radiator and air conditioning unit.

Basement

A fully plastered and highly versatile lower ground floor room offering excellent additional accommodation. Suitable for use as a home office, gymnasium, games room, cinema room or hobby space with air conditioning unit and radiator

Breakfast Room

Having a double glazed window to the side, door to garden and doors kitchen and lounge, radiator and fitted storage unit.

Kitchen

Having a double glazed window to the side, fitted kitchen with a range of wall and base units incorporating complementary work surfaces, sink and drainer, space for cooker with electric and gas points, cooker hood over, tiling to splash prone areas, plumbing for dishwasher, integrated fridge and central heating boiler, blower heater fitted into the plynth and utility room.

Utility Room

Having a double glazed window to the side, range of wall and base units, plumbing for washing machine and a practical addition to the home providing further worktop space, storage and room for laundry appliances, helping to keep the kitchen organised and clutter-free.

Landing

Stairs rising from the lounge, providing access to the first-floor accommodation and staircase rising to the loft conversion.



Bedroom Two

Having a double glazed window to the front, radiator, fitted wardrobes, TV point and air conditioning unit.

Bedroom Three

Having a double glazed window to the rear, radiator, TV point and air conditioning unit.

Family Bathroom

Fitted with a suite comprising a p-shaped bath with mixer taps over and shower, wash hand basin with vanity unit, low-level WC, underfloor heating and heated towel rail, tiling to splash prone areas.

Bedroom One

An impressive loft-converted master suite offering generous proportions and a sense of privacy. The room provides ample space for bedroom furnishings and benefits from its own en-suite facilities. Two double glazed windows to the front and one double glazed window to the rear, TV and telephone points, radiator and air conditioning unit.

En Suite

Comprising a shower enclosure, wash hand basin, low-level WC, extractor fan, shaver point, radiator and tiling to splash prone areas.

Garden

A private outdoor space ideal for relaxing, entertaining and family enjoyment with fish pond and storage areas.

Parking

The property benefits from valuable off-road parking to the rear, accessed via Slaithwaite Road, providing convenience and security with the added benefit of EV charging points.

Agents Notes

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.

We have been unable to verify if Planning Permission or Building Regulation Certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.











Total floor area 133.9 m² (1,442 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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290 - 292 High Street
WEST BROMWICH B70 8EN

Property Ref: PWB105491 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PWB105491

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.