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for sale

offers in the region of **£290,000** **Freehold**



Stanley Road West Bromwich B71 3JH

A renovated family home situated in close proximity to Newton Road, providing easy access to M5/M6 motorway links, short drive to West Bromwich Town Centre and various bus links into West Bromwich and Walsall. The property would make a perfect family home for first time buyers.

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Entrance

Having a double glazed door to the front elevation straight into the lounge.

Lounge

Having a double glazed window to the front elevation, stairs to the first floor, understairs storage cupboard, TV point, telephone point, central heating radiator, and door to the kitchen.

Kitchen/Diner

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, one bowel sink and drainer, tiling to splash prone areas, electric oven, gas hob with cooker over, plumbing for washing machine, central heating boiler, central heating radiator and door to conservatory.

Conservatory

An UPVC construction with double glazed windows to the front and side elevations, door to garden and lights.

Landing

Having stairs from the lounge, loft access and doors to.

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.

Shower Room

Having a double glazed window to the rear elevation, fully tiled, walk in shower cubicle, low level WC, vanity wash hand basin, extractor fan and central heating radiator.



Agents Note

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.

There is an easement on the title, please enquire with branch.











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





To view this property please contact Paul Dubberley on

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Property Ref: PWB105414 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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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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