

for sale
£280,000 Freehold

**Paul
Dubberley**



71a Heath Lane WEST BROMWICH B71 2BN

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Property Description

DO YOU HAVE A PROPERTY TO SELL?

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Entrance Hall

Having a double glazed door to the front elevation, understairs cupboard, central heating radiator and doors to.

Cloakroom

Having a double glazed window to the front elevation, low level WC, wash hand basin, tiling to splash prone areas, central heating radiator and extractor fan.

Lounge

Having double glazed bi-fold doors, electric fireplace, understairs storage, TV point, telephone point and two central heating radiators.

Kitchen

Having a double glazed window to the front elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, one and half bowl sink and drainer, tiling to splash prone areas, gas hob and electric oven with cookerhood over, plumbing for appliances, central heating boiler and central heating radiator.

Landing

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

Bedroom One

Having two double glazed windows to the rear elevation, fitted wardrobes, TV and central heating radiator.

Ensuite

Part tiled, shower cubicle, low level WC, vanity wash hand basin, central heating radiator and extractor fan.

Bedroom Two

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

Bedroom Three

Having a double glazed window to the front elevation, built in wardrobes and central heating radiator.

Bathroom

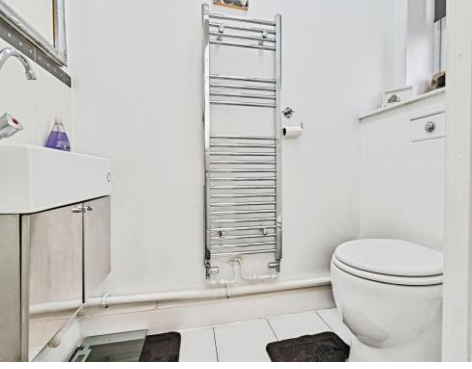
Part tiled, bath with mixer taps, shower cubicle, low level WC, wash hand basin, extractor fan and heated towel rail.

Rear Garden

Low maintenance rear garden, fully paved, planters to the sides and shed to the rear

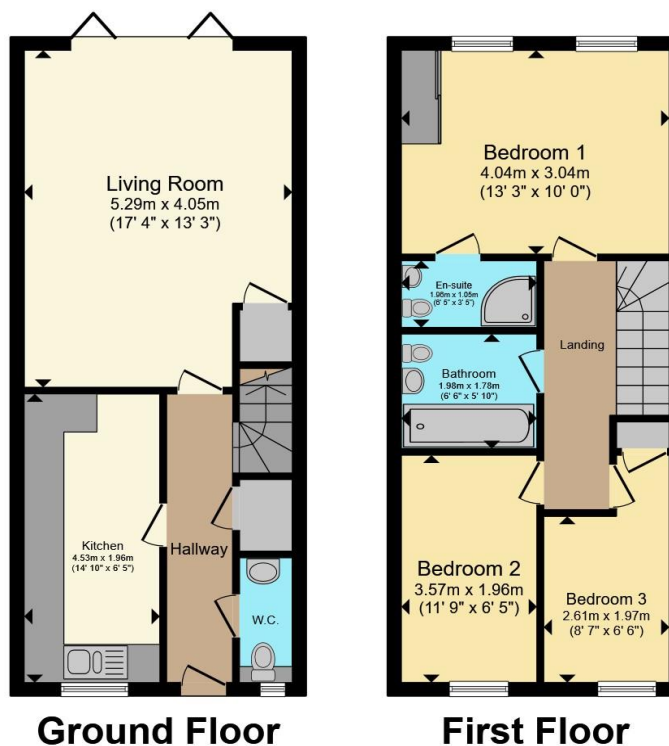
Agent Notes

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









Total floor area 80.4 m² (865 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

**Paul
Dubberley**

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: C

view this property online PaulDubberley.co.uk/Property/PWB105409

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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