

for sale  
**£250,000** Freehold

**Paul  
Dubberley**



Horsecroft Drive WEST BROMWICH B71 3TE



# Horsecroft Drive WEST BROMWICH B71 3TE



## Property Description

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## Entrance Hall

Having a double glazed door to the front elevation, central heating radiator, telephone point and control box for fully integrated house alarm system.

## Lounge

Having a double glazed window to the front elevation, double glazed patio doors to the rear, electric fire, gas point behind fireplace, TV point, understairs storage, and two central heating radiators.

## Kitchen

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, one and half bowl sink and drainer, electric cooker point, with cookerhood over, plumbing for washing machine, fridge freezer, central heating radiator and gravity fed central heating boiler.

## Landing

Having stairs from the entrance hall, double glazed window to the side elevation, airing cupboard, loft access (part boarded) and doors to.

## Bedroom One

Having a double glazed window to the front elevation, fitted wardrobes, TV point and central heating radiator.

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

Having a double glazed window to the rear elevation, fully tiled, bath with mixer taps, shower over bath, low level WC, wash hand basin, extractor fan, shaver point and central heating radiator..

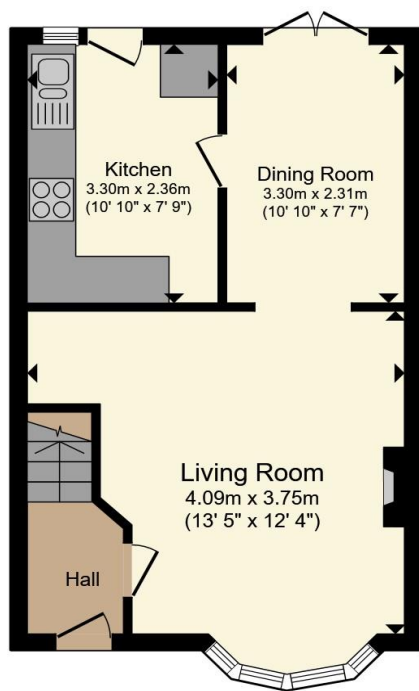




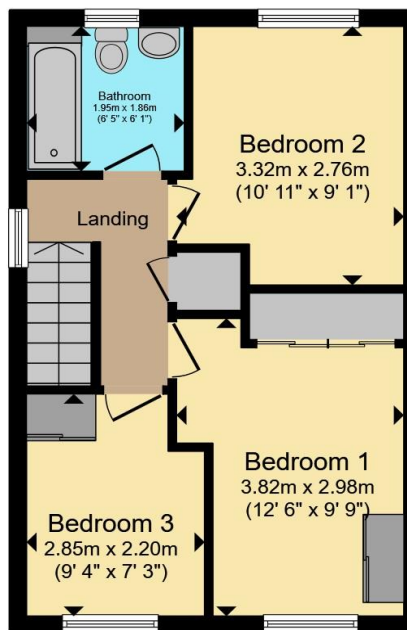




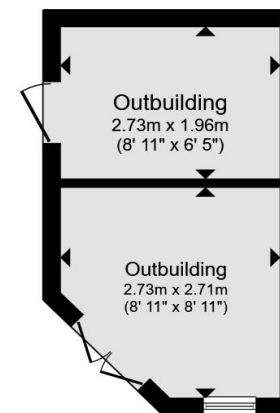




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 83.3 m<sup>2</sup> (897 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](http://www.propertybox.io)

**Paul  
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EPC Rating: C Council Tax  
Band: C

**view this property online [PaulDubberley.co.uk/Property/PWB105217](http://PaulDubberley.co.uk/Property/PWB105217)**

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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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