for sale

£230,000 Freehold

Paul Dubberley



Burlington Road West Bromwich B70 6LD

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Property Description

Situated in a popular and convenient residential location, this well-presented home on Burlington Road offers spacious and versatile accommodation ideal for first-time buyers, growing families, and investors alike. The property benefits from excellent access to local amenities, highly regarded schools, transport links, and nearby shopping facilities.

The accommodation briefly comprises a welcoming entrance hallway, a spacious lounge with ample natural light, and a fitted kitchen with space for dining and everyday family living. To the first floor are well-proportioned bedrooms together with a family bathroom.

Externally, the property enjoys a private rear garden providing an ideal space for outdoor entertaining, relaxation, or family activities.

Conveniently located within easy reach of West Bromwich town centre, Sandwell Valley Country Park, and major commuter routes including the M5 and M6 motorway networks, this property offers an excellent balance of comfort, convenience, and lifestyle.

Viewing is highly recommended to fully appreciate the accommodation on offer.

Entrance Hall

Having door to the front elevation, laminate flooring and doors to.

Reception Room One

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

Lounge/Dining Room

Having a double glazed window to the rear elevation, TV point, central heating radiator door leading to stairs, understairs storage cupboard and door to kitchen.

Kitchen

Having a double glazed window to the side elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, integrated oven, gas hob with cooker hood over, plumbing for washing machine, central heating radiator door to inner lobby leading to bathroom and garden.

Downstairs Bathroom

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

Separate Wc

Having a double glazed window to the rear elevation and low level WC

Landing

Having stairs from the lounge 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 tot he rear elevation and central heating radiator.

Bedroom Three

Having a double glazed window tot he rear elevation and central heating radiator.

Rear Garden

Garden is paved with lawn area.

Agent Note

There is an easement on the title. Your conveyancer can take the necessary steps to advise'

PLEASE NOTE THAT AN AML FEE IS CHARGEABLE ONCE AN OFFER IS ACCEPTED TO COVER THE COST OF CARRYING THE REQUIRED IDENTITY AND ANTI-MONEY LAUNDERING CHECKS.













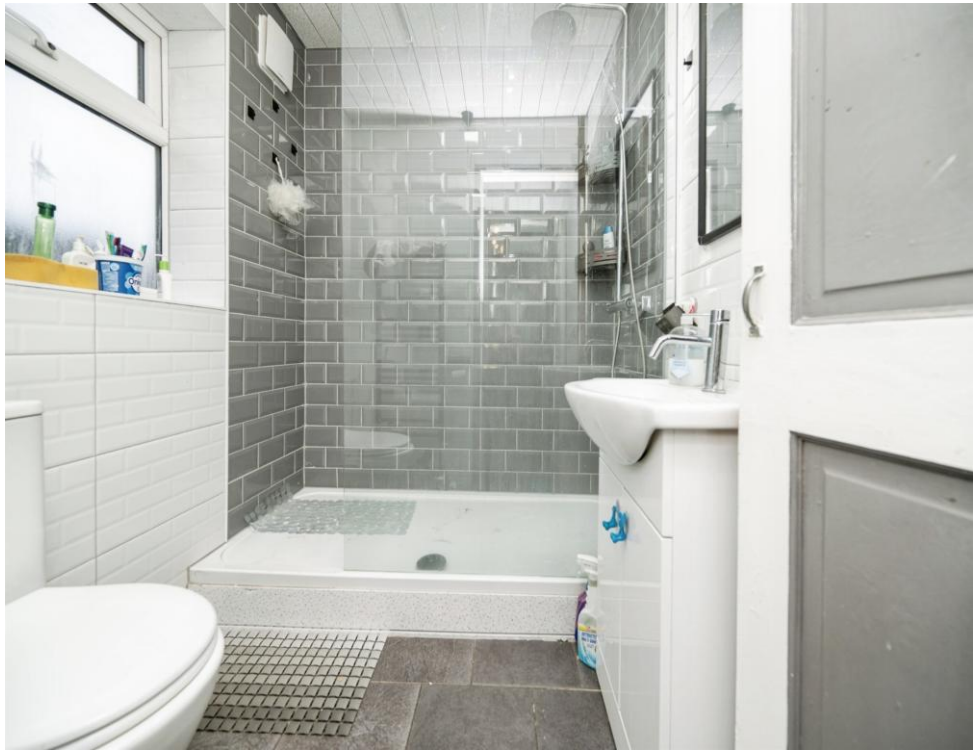



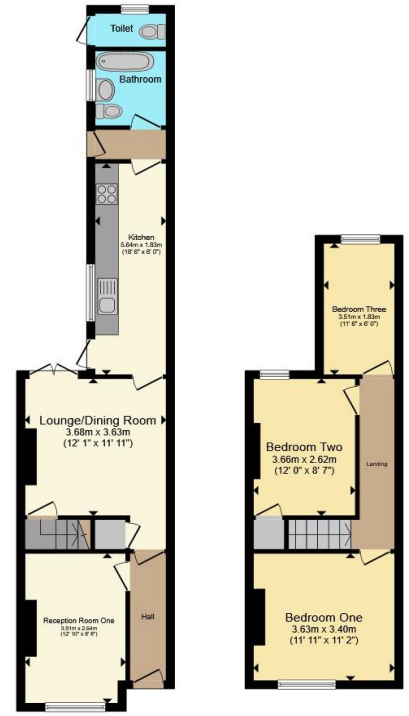

Total floor area 84.4 m² (908 sq.ft.) approx

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
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EPC Rating: D

Council Tax Band: A

view this property online PaulDubberley.co.uk/Property/PWB105695

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.

The Property Ombudsman