

for sale
£185,000 Freehold

**Paul
Dubberley**



Florence Road West Bromwich B70 6LG

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Property Description

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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, central heating radiator and door to dining room.

Dining Room

Having a double glazed window to the rear elevation, fireplace, stairs to the first floor, door to kitchen and central heating radiator.

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 one bowl sink and drainer, tiling to splash prone areas, electric oven and gas hob, plumbing for washing machine and door to inner hall with access to the shower room and garden.

Shower Room

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

Landing

Having stairs from the dining room and doors to.

Bedroom One

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

Bedroom Two

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

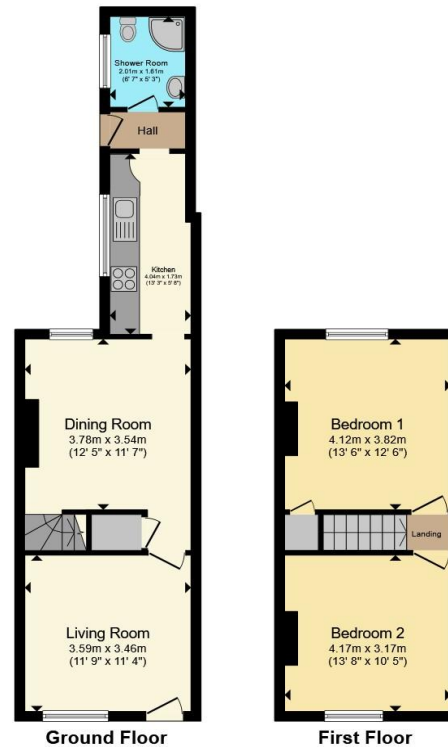
Agent Note

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









Total floor area 70.0 m² (753 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



To view this property please contact Paul Dubberley on

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290 - 292 High Street
 WEST BROMWICH B70 8EN

EPC Rating: E Council Tax
 Band: A

view this property online PaulDubberley.co.uk/Property/PWB104074

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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Property Ref: PWB104074 - 0002

