

for sale
£135,000 Leasehold

**Paul
Dubberley**



Claypit Lane West Bromwich B70 9UJ

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Property Description

Experience stylish and convenient living in this well-presented 2-bedroom apartment located on the sought-after Claypit Lane. Offering a bright open-plan lounge, two generously sized bedrooms, and a contemporary bathroom. The property benefits from excellent transport links, nearby shops, parks, and easy access to West Bromwich town centre. With modern finishes throughout and low-maintenance living, this apartment is ready to move into and perfect for those seeking comfort and convenience in a popular location.

Lounge

Having double glazed windows to the front and rear elevations, TV point, telephone point and central heating radiator.

Kitchen

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

Landing

Having loft access, storage cupboard and central heating radiator.

Bedroom One

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

Ensuite

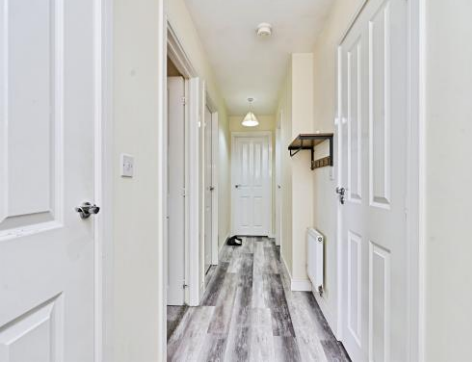
Part tiled, with shower cubicle, wash hand basin, low level WC, shaver point, extractor fan and central heating radiator.

Bedroom Two

Having a double glazed window to the front elevation, two storage units and central heating radiator.

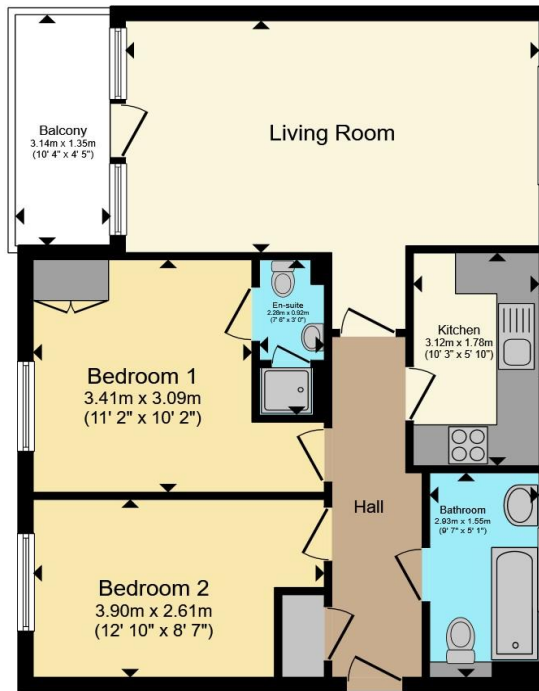
Bathroom

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









Second Floor

Total floor area 64.1 m² (690 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
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To view this property please contact Paul Dubberley on

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290 - 292 High Street
WEST BROMWICH B70 8EN

EPC Rating: B Council Tax
Band: A

Service Charge:
1764.00

Ground Rent:
250.00

view this property online PaulDubberley.co.uk/Property/PWB105316

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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