

for sale
£280,000 Freehold

**Paul
Dubberley**



Hill Top West Bromwich B70 0QA

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Property Description

Nestled within a sought-after residential location, this well-presented three-bedroom detached family home has been owned from new by the same family, this mid 1970's property presents superb potential for sympathetic modernisation, to align with contemporary preferences making it an ideal purchase for families and professionals alike.

The ground floor briefly comprises an entrance hallway, a generous lounge perfect for relaxing and entertaining, a fitted kitchen with ample storage and workspace, and the added convenience of a downstairs WC.

To the first floor, the property benefits from three well-proportioned bedrooms and a family bathroom, providing comfortable living space for the whole family.

Externally, the property enjoys a driveway providing off-road parking, a garage, and a large well established private rear garden, ideal for outdoor enjoyment.

Conveniently situated close to local amenities, reputable schools and excellent transport links, this fantastic home must be viewed to be fully appreciated.

Contact Paul Dubberley Estate Agents today to arrange your viewing.

Entrance Hall

Double glazed door to the side, radiator, storage space under the stairs and doors to

Lounge

15' 3" x 12' 2" (4.65m x 3.71m)

Having double glazed patio door to the rear leading onto the garden patio, electric fireplace, radiator and TV point

Kitchen

19' 8" x 6' 7" (5.99m x 2.01m)

Having a fitted kitchen with a range of wall and base units, double glazed window to the front, one and a half bowl sink drainer with work surfaces over and tiling to splash prone areas. Electric cooker point, cooker hood over, plumbing for washing machine and radiator

Downstairs Cloak Room

Having a double glazed window to the side, WC, wash hand basin and radiator



First Floor Landing

Stairs rising from the entrance hallway, loft access and doors to

Bedroom One

15' 5" x 12' 4" (4.70m x 3.76m)

Having two double glazed windows to the rear with secondary glazing, fitted wardrobes and radiator

Bedroom Two

11' 2" x 8' 10" (3.40m x 2.69m)

Having double glazed window to the front with secondary glazing and radiator

Bedroom Three

13' 5" x 6' 3" (4.09m x 1.91m)

Having double glazed window to the front with secondary glazing and radiator

Family Bathroom

Having double glazed window to the side, wash hand basin, WC, bath with mixer taps over, shower, airing cupboard and radiator

Garage

16' 1" x 8' 2" (4.90m x 2.49m)

Having a up and over door, power and lighting.

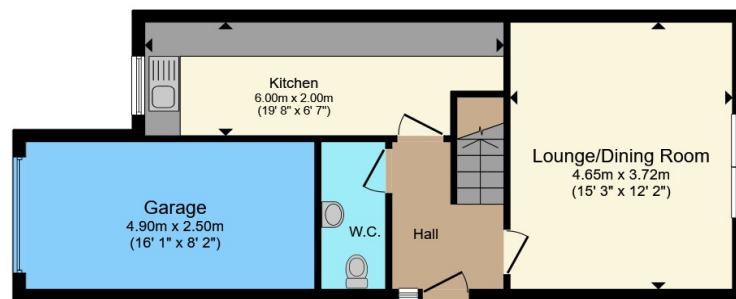
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

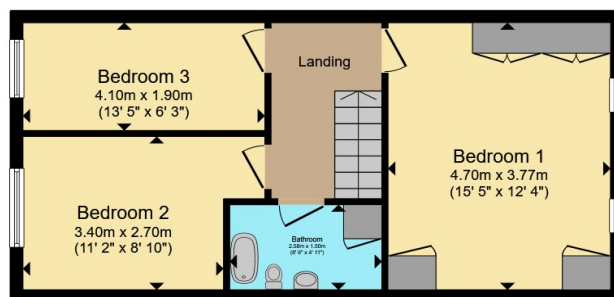








Ground Floor



First Floor

Total floor area 98.8 m² (1,063 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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EPC Rating: D Council Tax
Band: C

view this property online PaulDubberley.co.uk/Property/PWB105509

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.

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