for sale

offers over **£300,000** Freehold

Paul Dubberley



Saints Drive West Bromwich B71 3PA

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Property Description

This well-maintained three-bedroom semi-detached property presents an excellent opportunity for purchasers seeking a family home in a convenient West Bromwich location.

Upon entering, the property welcomes you into a bright and inviting entrance hallway which provides access to a spacious reception room, offering ample space for both living and dining furniture. The fitted kitchen is well-positioned to the rear of the property and provides a practical space for everyday family living.

To the first floor, the property benefits from three well-proportioned bedrooms, comprising two generous double bedrooms and a comfortable single bedroom which could also be utilised as a home office or nursery. The family bathroom serves all bedrooms and completes the first-floor accommodation.

Externally, the property boasts a generous driveway providing off-road parking for multiple vehicles. To the rear, a private garden offers an ideal space for outdoor entertaining, children's play areas, or simply enjoying the warmer months.

Offered on a freehold basis, this attractive home is perfectly suited to first-time buyers, families, or investors looking to acquire a property in a sought-after residential setting.

Early viewing is highly recommended.

Entrance Hall

Providing access to the lounge, downstairs cloak room, understairs storage and door to the kitchen/diner, stairs rising to the first floor.

Lounge

Having a double glazed window to the front, radiator, TV and telephone points. The lounge is spacious and well-proportioned, offering plenty of space for lounge furniture and family gatherings, with natural light creating a bright and welcoming atmosphere.

Kitchen

A modern and contemporary fitted kitchen with a range of wall and base units with work surfaces over, integrated gas hob, integrated oven, cookerhood over, sink drainer with mixer tap over, gas central heating boiler, various integrated domestic appliances and radiator. Double glazed window to the rear along with two skylights and french doors opening onto the garden patio area.

Landing

Providing access to all first-floor accommodation with loft access and storage cupboard

Bedroom 1

A generous double bedroom featuring ample space for wardrobes and additional furnishings. Double glazed window to the front and radiator.

Bedroom 2

Double glazed window to the rear, radiator and plenty space for additional furninshings.

Bedroom 3

A versatile third bedroom suitable as a child's bedroom, nursery, guest room, or home office. Having a double glazed window to the rear and radiator.

Family Bathroom

Having a double glazed window to the front, WC, wash hand basin with vanity unit, shower cubicle, bath with mixer taps over, radiator and extractor fan.

Garden

An enclosed garden offering a private outdoor space ideal for relaxation and entertaining.

Driveway

Providing off-road parking for multiple vehicles.

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.







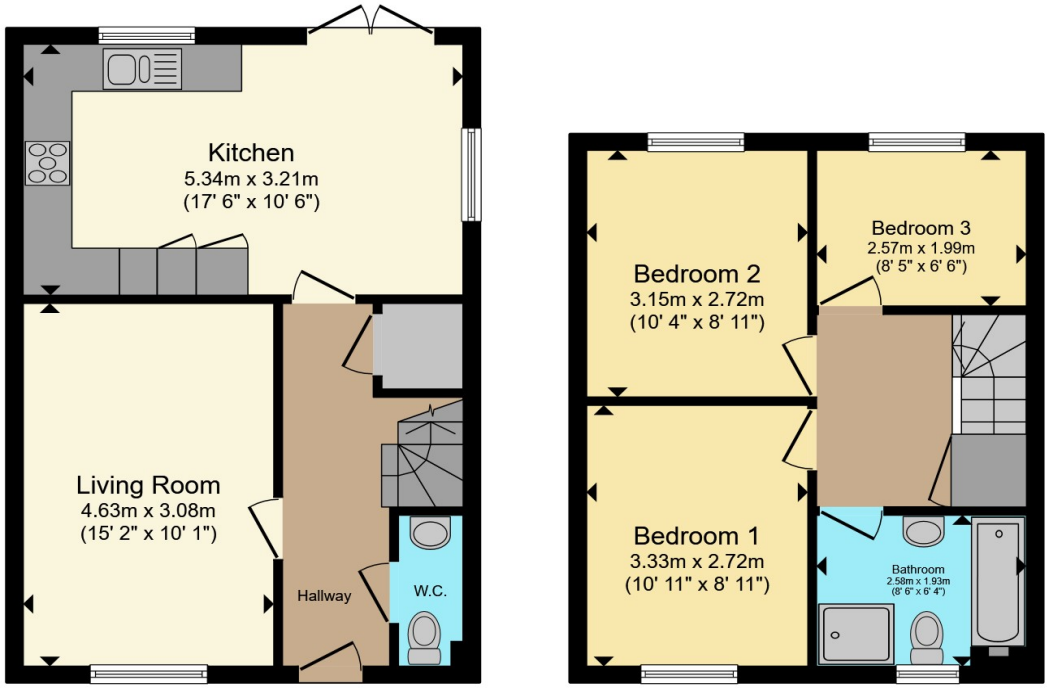












Ground Floor **First Floor**

Total floor area 78.4 m² (844 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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290 - 292 High Street
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EPC Rating: B

Council Tax Band: C

view this property online PaulDubberley.co.uk/Property/PWB105664

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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