for sale

£300,000 Freehold

Paul Dubberley



Beechwood Road West Bromwich B70 8QJ

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Property Description

Situated on the popular Beechwood Road, this attractive property offers comfortable and practical living space suitable for modern family life. The accommodation comprises a welcoming entrance hall, spacious lounge, fitted kitchen and well-proportioned bedrooms, providing ample space for growing families.

Externally, the property benefits from a private rear garden, ideal for entertaining, outdoor dining or family enjoyment, while off-road parking adds further convenience.

The property is ideally positioned close to a range of local amenities, reputable schools, parks and excellent transport connections, with easy access to West Bromwich town centre, Birmingham City Centre, the M5 motorway network and public transport links.

This is a fantastic opportunity to acquire a well-located home in a desirable residential setting, and early viewing is highly recommended.

Entrance Hallway

Having a door to the front, and single glazed glass stained windows to front, radiator, stairs rising to the first floor and doors to

Through Lounge

24' 4" x 10' 2" Max (7.42m x 3.10m Max)
Double glazed windows to the front and rear, radiators, feature fire place

Kitchen

11' 8" x 9' 2" (3.56m x 2.79m)
Having a double glazed window to the rear, radiator, fitted kitchen with a range of wall and base units, integrated gas hob, integrated oven, plumbing for domestic appliances, cooker hood over, work surfaces with tiling to splash prone areas. Door to downstairs cloak room and door to rear garden, door to pantry

Cloak Room

Having a double glazed window to the rear, WC and wash hand basin.

First Floor Landing

Having a double glazed window to the side, loft access and doors to

Bedroom One

9' 8" x 12' 8" (2.95m x 3.86m)
Having a double glazed window to the rear and radiator

Bedroom Two

10' 8" x 10' 2" (3.25m x 3.10m)
Having a double glazed window to the front and radiator

Bedroom Three

7' 5" x 6' 9" (2.26m x 2.06m)
Having a double glazed window to the front and radiator

Shower Room

Having a double glazed window to the rear, WC, wash hand basin and shower cubicle, radiator

Agent Note

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.













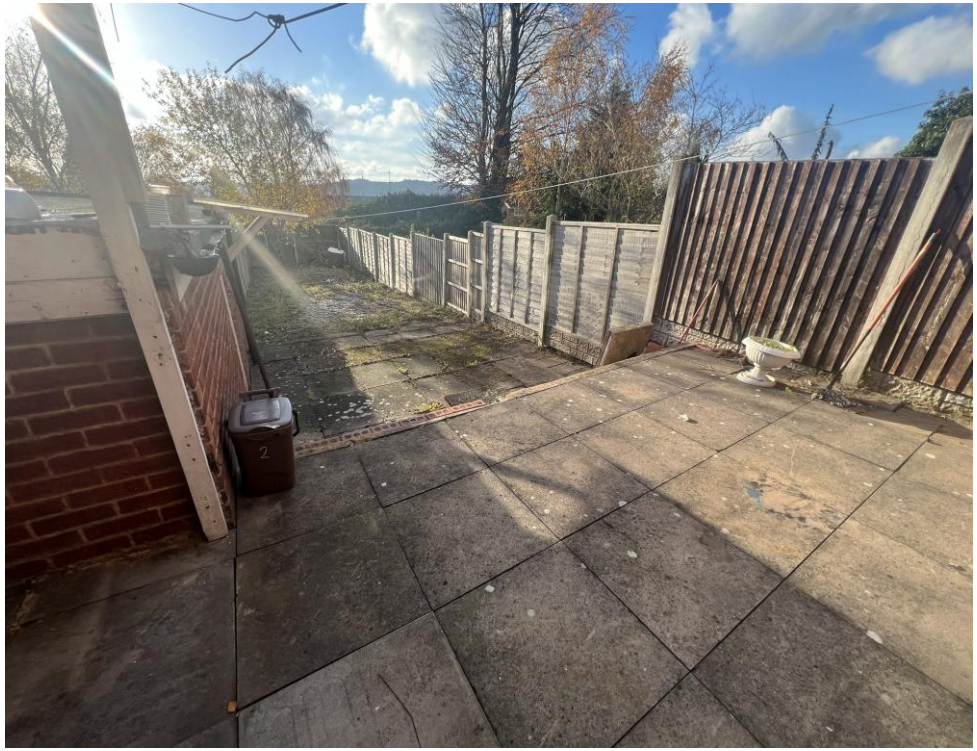

To view this property please contact Paul Dubberley on

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290 - 292 High Street
WEST BROMWICH B70 8EN

EPC Rating: D

Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PWB105653

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