for sale

£210,000 Freehold

Paul Dubberley

Wattle Road West Bromwich B70 9EX

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Property Description

Paul Dubberley are delighted to offer for sale this well-presented two-bedroom terraced property, situated in a popular residential location close to local amenities, schools and excellent transport links. The accommodation briefly comprises a welcoming lounge, fitted kitchen, two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden and a useful brick-built shed, providing excellent additional storage space. An ideal purchase for first-time buyers or investors, early viewing is highly recommended.

Entrance Porch

Having a double glazed door to the front elevation, double glazed windows to the front and side and further door leading into the lounge.

Lounge

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

Kitchen

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, one and half bowl stainless steel sink and drainer, tiling to splash prone areas, gas cooker point, plumbing for washing machine, fridge freezer, central heating radiator and door to the conservatory.

Conservatory

An UPVC construction, with a double glazed window and door to the rear elevation, lighting and central heating radiator.

Landing

Having stairs from the lounge and doors to.

Bedroom One

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

Bedroom Two

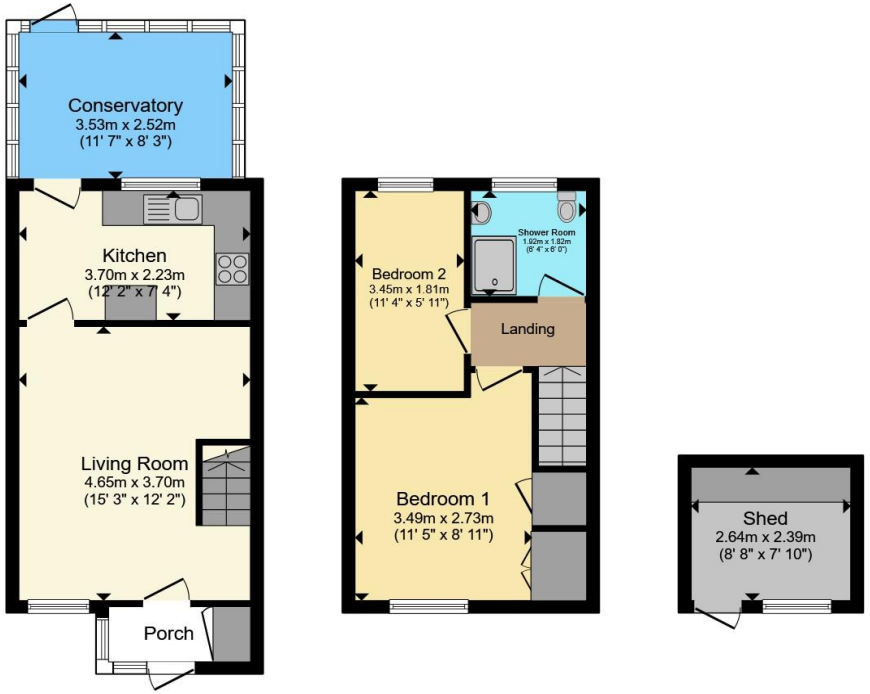
Having a double glazed window to the rear elevation and central heating radiator.

Shower Room

Having a double glazed window tot he rear elevation, fully tiled, walk in shower area, low level WC and wash hand basin.

Rear Garden

Slabbed area with brick built shed for storage.



Ground Floor **First Floor** **Outbuilding**

Total floor area 69.6 m² (749 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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To view this property please contact Paul Dubberley on

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290 - 292 High Street
WEST BROMWICH B70 8EN

EPC Rating: C

Council Tax
Band: B

view this property online PaulDubberley.co.uk/Property/PWB105550

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