

for sale
£270,000 Freehold

**Paul
Dubberley**



Law Street West Bromwich B71 1DZ

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Property Description

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Entrance Hall

Having door to the front elevation and doors to.

Lounge

Having a double glazed bay window to the front elevation, log burner, TV, telephone point, central heating radiator and archway into the dining area.

Dining Room

Having a double glazed window to the rear elevation, electric fireplace, telephone point, central heating radiator, door to inner hallway giving access to the kitchen and WC.

Kitchen

Having a double glazed window to the side elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, one and half bowl sink and drainer, tiling to splash prone areas, electric oven and gas hob, plumbing for dishwasher and access to a small court yard garden.

Utility Room

Having a range of worksurfaces and plumbing for washing machine.

Downstairs WC

Having a low level WC and wash hand basin.

Kitchen Two

Having a double glazed window to the rear elevation, range of wall and base units, with worksurfaces over, sink and drainer, electric hob and oven, central heating radiator and door to rear garden.

Landing

Having stairs from the inner hallway and further staircase giving access to bedroom one.

Bedroom One

Restricted head height with double glazed skylight windows to the front and rear elevations, TV and central heating radiator.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Shower Room

Having a double glazed window to the side elevation, fully tiled, shower cubicle, vanity wash hand basin, low level WC and heated towel rail.

Rear Garden

A well maintained low maintenance garden, fully blocked paved, hot tub, covered bar area to the rear, shed and planters and UPVC fencing to both sides.

Garage

Located to the rear of the garden with barn doors, power and lighting. Access is via a private right of way off Tantany Lane.

Agent Note

'There is an easement on the title, please enquire with the branch'.









Total floor area 150.3 m² (1,618 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



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: A

view this property online PaulDubberley.co.uk/Property/PWB104209

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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