

for sale

offers in the region of **£270,000** Freehold

**Paul  
Dubberley**



Wordsworth Street WEST BROMWICH B71 1EP

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## Property Description

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## Entrance Hall

Having a double glazed door to the front elevation, double glazed window to the front, stairs to the first floor, understairs storage cupboard, archway to the kitchen and door to the lounge.

## Lounge

Having a double glazed window to the front elevation, double glazed double doors to the rear giving access to the garden, TV point, and central heating radiator.

## 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 sink and drainer, tiling to splash prone areas, electric oven and gas hob, with cookerhood over, fridge freezer, central heating radiator and door to lean to.

## Lean To

Having door to the front elevation, and doors to the shower room and rear garden.

## Shower Room

Having a double glazed window to the side elevation, fully tiled, with walk in shower area, low level WC and wash hand basin.

## Landing

Having a double glazed window to the side elevation, stairs from the entrance hall and doors to.

## Bedroom One

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

## Bathroom

Having a double glazed window to the rear elevation, fully tiled, with bath, low level WC wash hand basin and heated towel rail.

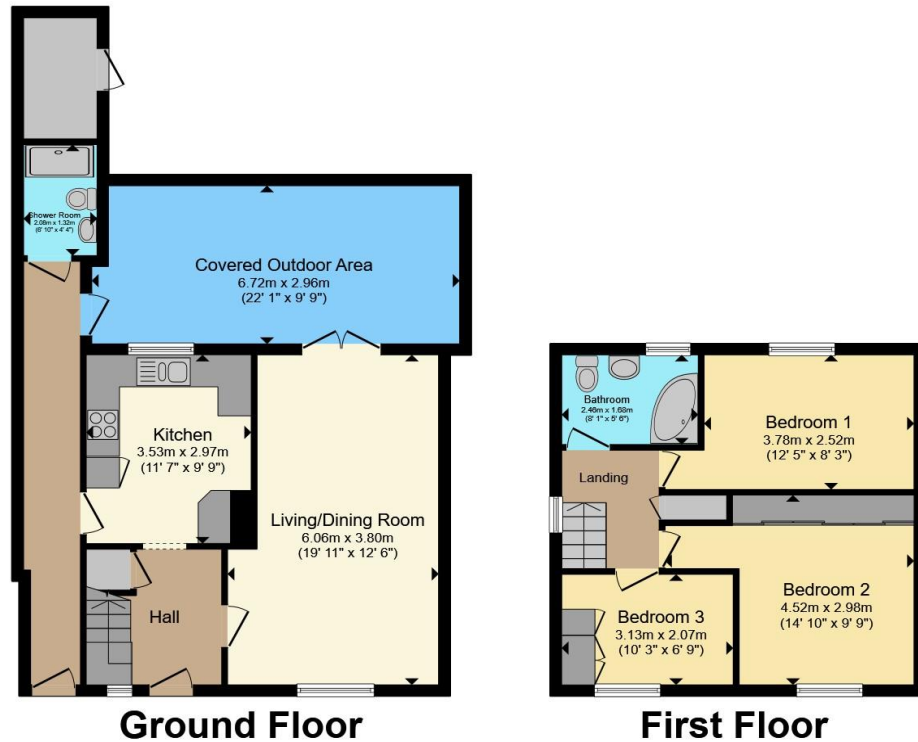
## Covered Area/ Garden

Having access from the lounge, with outdoor sink and plumbing for washing machine block paved seating area, lawn area and shed to the rear.









Total floor area 113.8 m<sup>2</sup> (1,225 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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EPC Rating: C Council Tax  
 Band: A

**view this property online [PaulDubberley.co.uk/Property/PWB105342](http://PaulDubberley.co.uk/Property/PWB105342)**

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