

for sale  
**£190,000** Freehold

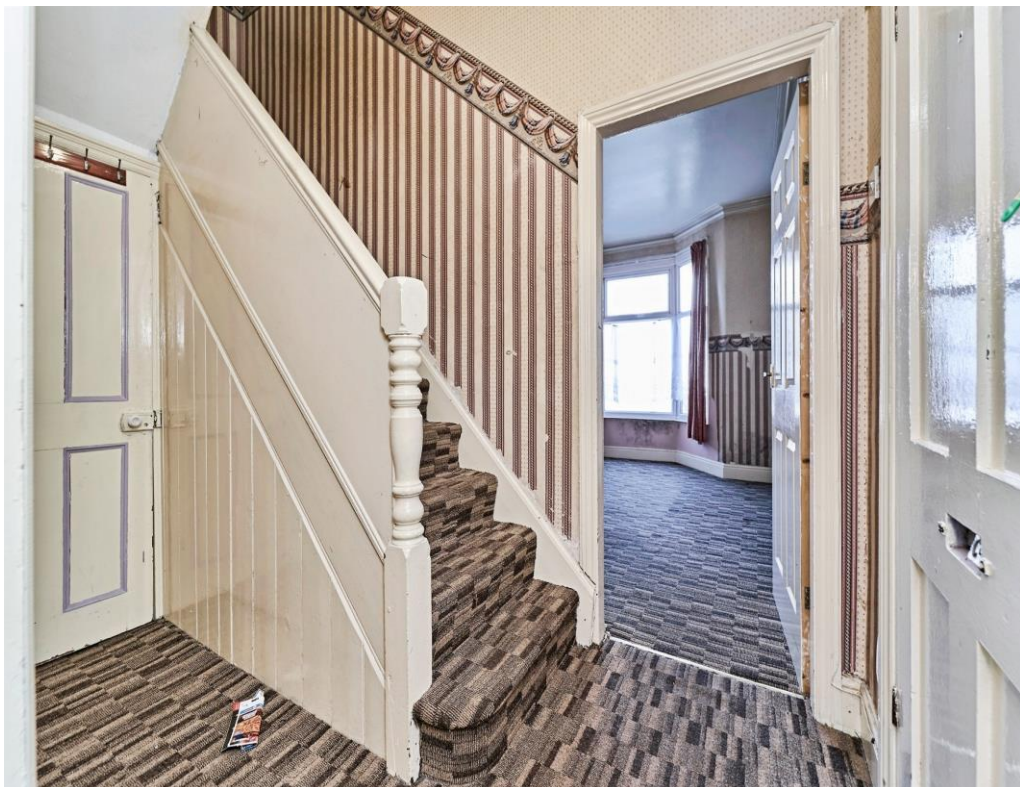
**Paul  
Dubberley**



Grange Road West Bromwich B70 8PD



# Grange Road West Bromwich B70 8PD



## Property Description

Paul Dubberley Estate Agents are now in receipt of an offer for the sum of £192,000 for 50 Grange Road, West Bromwich, B70 8PD

Anyone wishing to place an offer on the property should contact Paul Dubberley Estate Agents, 290-292 High Street, West Bromwich, B70 8EN. Telephone Number 0121 525 2111 prior to exchange of contracts.

## Entrance

Access is via shared entry.

## Entrance Hall

Having door to the side, stairs rising to the first floor and doors to.

## Lounge

12' 3" x 12' 7" ( 3.73m x 3.84m )

Having a double glazed bay window to the front elevation, fireplace, TV point and central heating radiator.

## Reception Room Two

12' 6" x 13' ( 3.81m x 3.96m )

Having an internal window to the rear elevation, fireplace, central heating radiator and door to inner hallway giving access to the kitchen and pantry.

## Kitchen

11' 10" x 8' 11" ( 3.61m x 2.72m )

Having a double glazed window to the side elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer with mixer tap, tiling to splash prone areas, gas cooker point, plumbing for washing machine, central heating radiator and door to downstairs bathroom.

## Rear Hallway

Having a door to the pantry with further doors into the garden and door to the kitchen and reception room two

## Downstairs Bathroom

Having a double glazed window to the side elevation, fully tiled, bath with shower over, low level WC, wash hand basin, central heating radiator and door to store room.

## Store Room

Having a double glazed window to the side elevation, central heating radiator and door to garden.

## Landing

Having stairs from the hallway and doors to.

## Upstairs Wc

Having a low level WC and wash hand basin

## Bedroom One

12' 2" x 12' 1" ( 3.71m x 3.68m )

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

## Bedroom Two

12' 11" x 9' 3" ( 3.94m x 2.82m )

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

## Bedroom Three

12' 11" x 5' 11" ( 3.94m x 1.80m )

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

## Front Garden

Off road parking with fully slabbed driveway and dropped kerb.

## Rear Garden

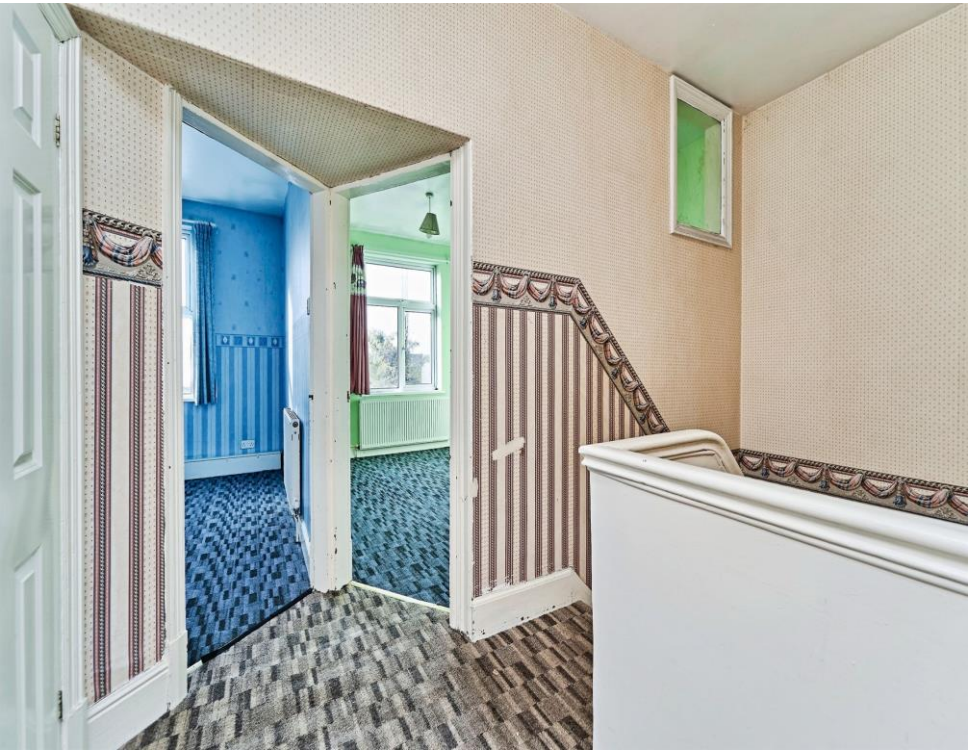
Fully slabbed patio area with lawn area towards to the rear

## Agent Note

"All services/appliances have not and will not be tested" There is a easement on the title, please enquire with the branch.













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.focalagent.com](http://www.focalagent.com)

To view this property please contact Paul Dubberley on

**T** 0121 525 2111  
**E** [westbromwich@pauldubberley.co.uk](mailto:westbromwich@pauldubberley.co.uk)

290 - 292 High Street  
 WEST BROMWICH B70 8EN

EPC Rating: D Council Tax  
 Band: B

**view this property online** [PaulDubberley.co.uk/Property/PWB105125](http://PaulDubberley.co.uk/Property/PWB105125)

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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Property Ref: PWB105125 - 0005

