

for sale

offers in excess of **£250,000** Freehold

**Paul
Dubberley**



Cromwell Street West Bromwich B71 1LL

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Property Description

This well-presented 3-bedroom house offers spacious and comfortable living in a popular and convenient part of West Bromwich. The property features a bright lounge, modern fitted kitchen, and three generously sized bedrooms, making it ideal for families, first-time buyers, or investors. A private rear garden provides great outdoor space, while the location offers easy access to local schools, shops, transport links, and West Bromwich town centre. With plenty of potential, this home is a fantastic opportunity in a sought-after residential area.

Entrance Hall

Having a double glazed door to the side elevation, storage cupboard and central heating radiator

Dining Area

Having a double glazed bay window to the front elevation, archway into the lounge area and central heating radiator

Lounge

Having a double glazed window to the rear elevation, electric fire with brick surround, 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, stainless steel one and half bowl sink and drainer, tiling to splash prone areas, electric oven and gas hob, with cooker hood over and understairs pantry with plumbing for washing machine and central heating boiler

Landing

Having stairs from the entrance hall, a double glazed window to the side elevation, central heating radiator 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.

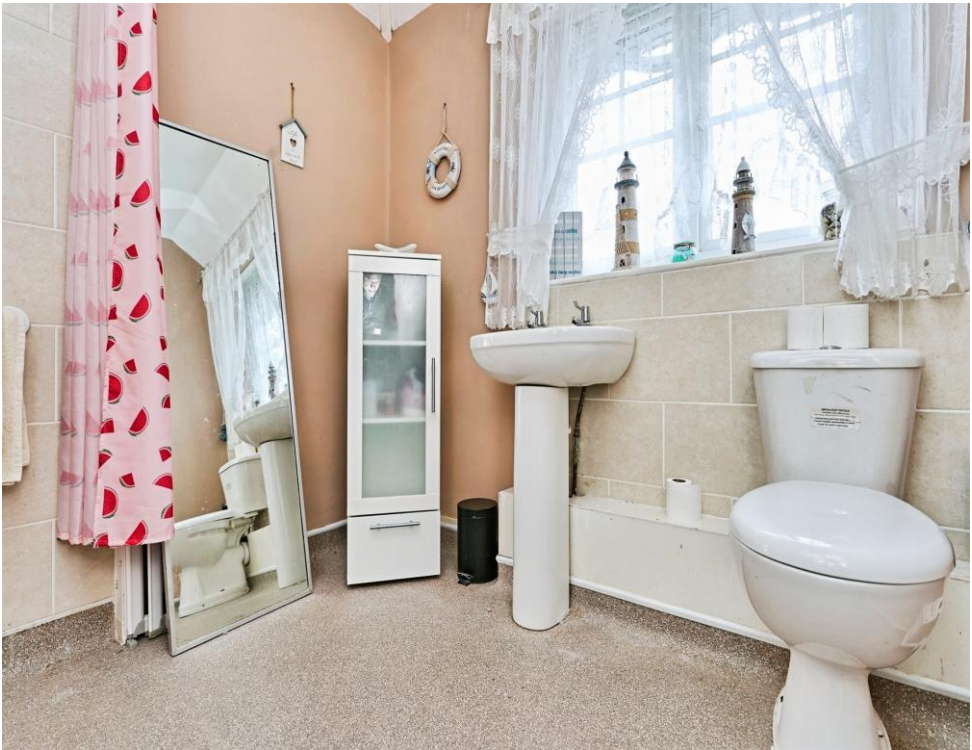
Bedroom Three

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

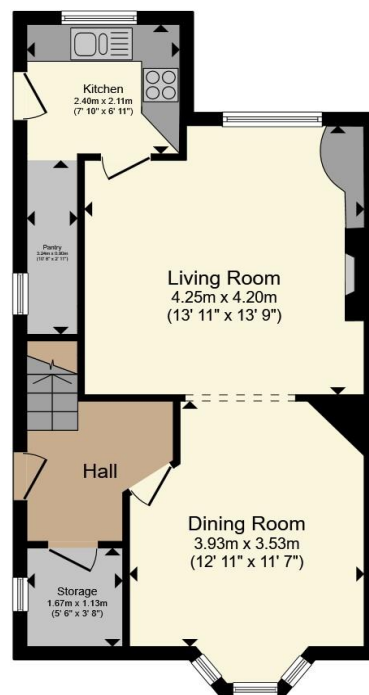
Wet Room

Having a double glazed window to the rear elevation, part tiled, shower, wash hand basin, low level WC, extractor fan and central heating radiator.

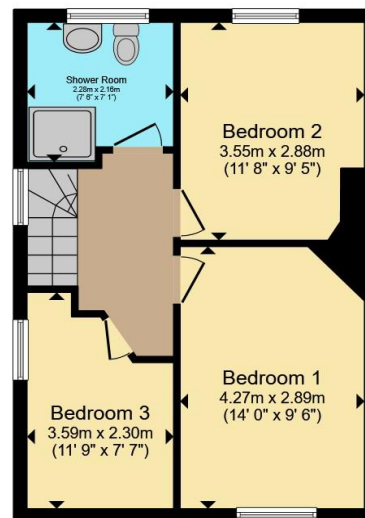








Ground Floor



First Floor

Total floor area 91.5 m² (985 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

**Paul
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WEST BROMWICH B70 8EN

EPC Rating: D Council Tax
Band: A

view this property online PaulDubberley.co.uk/Property/PWB105324

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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