

for sale  
**£480,000** Freehold

**Paul  
Dubberley**



Narel Sharpe Close Smethwick B66 1TU

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## Property Description

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## Entrance Porch

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

## Entrance Hall

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

## Cloakroom

Having a double glazed window to the side elevation, tiled, low level WC, wash hand basin and central heating radiator.

## Lounge

Having a double glazed window to the front elevation, TV point, telephone point and central heating radiator and double doors into the dining room.

## Dining Room

Having double glazed patio doors 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 bowl sink and drainer, tiling to splash prone areas, electric oven and gas hob, with cookerhood over, plumbing for washing machine, fridge freezer, central heating boiler, central heating radiator and door to conservatory.

## Conservatory

A brick and UPVC construction, double glazed windows to the rear and side elevations, lights and central heating radiator.

## First Floor Landing

Having a double glazed window to the side elevation, stairs from the entrance hall, further stair case to the second floor, central heating radiator and doors to.

## Bedroom Three

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 Five

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

## Bedroom Six

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

## Second Floor Landing

Having stairs from the first floor, central heating radiator and doors to.

## Bedroom One

Having a double glazed window to the front elevation, built in wardrobes, central heating radiator and door to ensuite.

## Ensuite

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

## Bedroom Four

Having a skylight window, built in wardrobes and central heating radiator.

## Bathroom

Part, tiled, bath with mixer taps, and shower over, low level WC, wash hand basin, shaver point, extractor fan and central heating radiator.

## Agent Notes

Agents Note, There is an existing Right of Way at the property, please enquire with the branch for further details.









Total floor area 163.0 m<sup>2</sup> (1,755 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](http://www.propertybox.io)



To view this property please contact Paul Dubberley on

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EPC Rating: C Council Tax  
 Band: D

**view this property online [PaulDubberley.co.uk/Property/PWB105190](http://PaulDubberley.co.uk/Property/PWB105190)**

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