

for sale  
**£200,000** Freehold

**Paul  
Dubberley**



Bromford Lane West Bromwich B70 7HL

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## Property Description

Situated relatively close to West Bromwich Town Centre is this three bedroom traditional style mid-terrace property that briefly comprises of an entrance hallway, two reception rooms, kitchen and a downstairs bathroom. The property also benefits from gas central heating (where specified), UPVC double glazing (where specified) and with gardens to front and rear. THE PROEPRTY IS BEING SOLD WITH NO UPWARD CHAIN

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

## Entrance Hall

Having door to the side elevation via shared entry and doors to.

## Reception Room 1

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

## Dining Room

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

## Kitchen

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, tiling to splash prone areas, electric oven and gas hob, with cooker hood over and plumbing for washing machine.

## Separate WC

Having a low level WC and central heating radiator.

## Bathroom

Fully tiled, double glazed window to the side elevation, bath with shower over and wash hand basin.

## Landing

Having stairs from the dining room 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.

## Agent Note

Agents Note: There is a easement on the title, please enquire with the branch.









**Ground Floor      First Floor**

Total floor area 89.5 m<sup>2</sup> (964 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: D      Council Tax  
 Band: A

**view this property online [PaulDubberley.co.uk/Property/PWB105535](http://PaulDubberley.co.uk/Property/PWB105535)**

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.

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Property Ref: PWB105535 - 0003

