

for sale

offers over **£240,000** Freehold

**Paul  
Dubberley**



Denbigh Drive West Bromwich B71 2RJ

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## Property Description

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## Entrance Hall

Having a double glazed door to the front elevation, stairs to the first floor and doors to.

## Shower Room

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

## Bedroom Three

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

## Bedroom Four

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

## Utility Room

Having a range of base units, stainless steel sink and drainer, tiling to splash prone areas, plumbing for washing machine and door to rear garden.

## First Floor Landing

Having double glazed windows to the front and side elevation, stairs from the entrance hall, further staircase to the second floor and doors to.

## Lounge

Having double glazed windows to the rear and side elevations, central heating radiator and TV point.

## Kitchen

Having a double glazed window to the front elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, integrated oven and hob, with cookerhood over and central heating radiator.

## Second Floor Landing

Having stairs from the first floor and doors to.

## Bedroom One

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

## Ensuite

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

## Bedroom Two

Having two double glazed windows to the front elevation and central heating radiator.

## Bathroom

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

## Front Garden

Block paved driveway and lawn area.

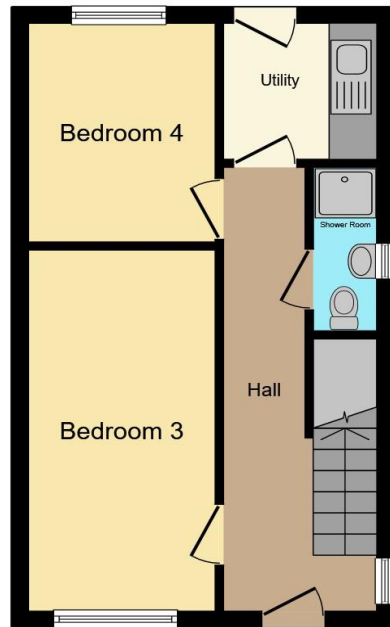
## Rear Garden

Patio area, steps leading to lawn area and surrounding trees.

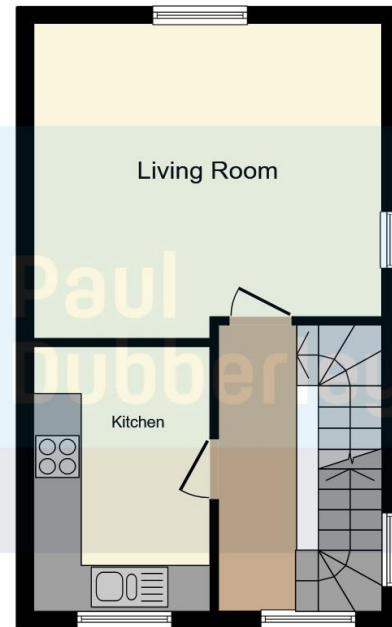




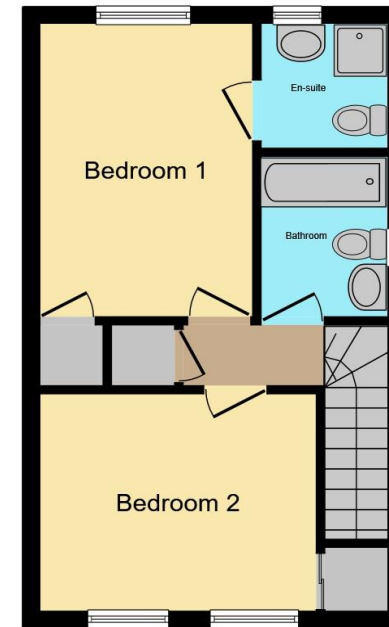




**Ground Floor**



**First Floor**



**Second Floor**

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

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EPC Rating: C Council Tax  
 Band: C

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