for sale

£350,000 Freehold

Paul Dubberley



Bank Street West Bromwich B71 1HF

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Property Description

Situated within a sought-after residential location, this spacious four-bedroom linked detached property offers well-proportioned accommodation ideal for modern family living. The ground floor comprises a welcoming entrance hall, generous lounge, fitted kitchen/diner and convenient guest WC. To the first floor are four bedrooms, including a substantial master bedroom with en-suite shower room, together with a family bathroom serving the remaining bedrooms. Externally, the property benefits from a driveway providing off-road parking, an integral garage and a private rear garden, offering excellent space for outdoor relaxation and entertaining. Viewing is highly recommended to fully appreciate the accommodation on offer.

PLEASE NOTE THAT AN AML FEE IS CHARGEABLE ONCE AN OFFER IS ACCEPTED TO COVER THE COST OF CARRYING THE REQUIRED IDENTITY AND ANTI-MONEY LAUNDERING CHECKS.

Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation with staircase rising to the first floor and doors to

Cloakroom

Convenient ground floor cloakroom having a double glazed window to the front, low-level WC, wash hand basin and radiator

Lounge

A spacious and well-presented lounge benefiting from a double glazed window to the front, radiator, TV and telephone points, offering ample space for a range of lounge furnishings.

Kitchen/Diner

Having a double glazed window to the rear, a range of wall and base units, work surfaces, sink and drainer, plumbing for washing machine, tiling to splash prone areas, integrated gas hob and electric oven, integrated fridge freezer, radiator and central heating boiler, access to the rear garden.

Landing

Providing access to all four bedrooms, family bathroom and loft access

Master Bedroom

Having a double glazed window to the rear, radiator, fitted wardrobes and TV point

En Suite

Comprising a shower enclosure, wash hand basin and low-level WC, double glazed window to the rear, extractor fan, shaver point, radiator and tiling to splash prone areas.

Bedroom Two

Having double glazed window to the front, radiator, fitted wardrobes and TV point

Bedroom Three

Having a double glazed window to the front, radiator and TV point

Bedroom Four

Having a double glazed window to the front, fitted wardrobes and radiator

Family Bathroom

Having a double glazed window to the rear, radiator, bath with mixer taps and shower over, wash hand basin, extractor fan, wc, shower cubicle and tiling to splash prone areas.

Garage

Useful garage providing additional storage and secure parking potential.


THE MENTALIST





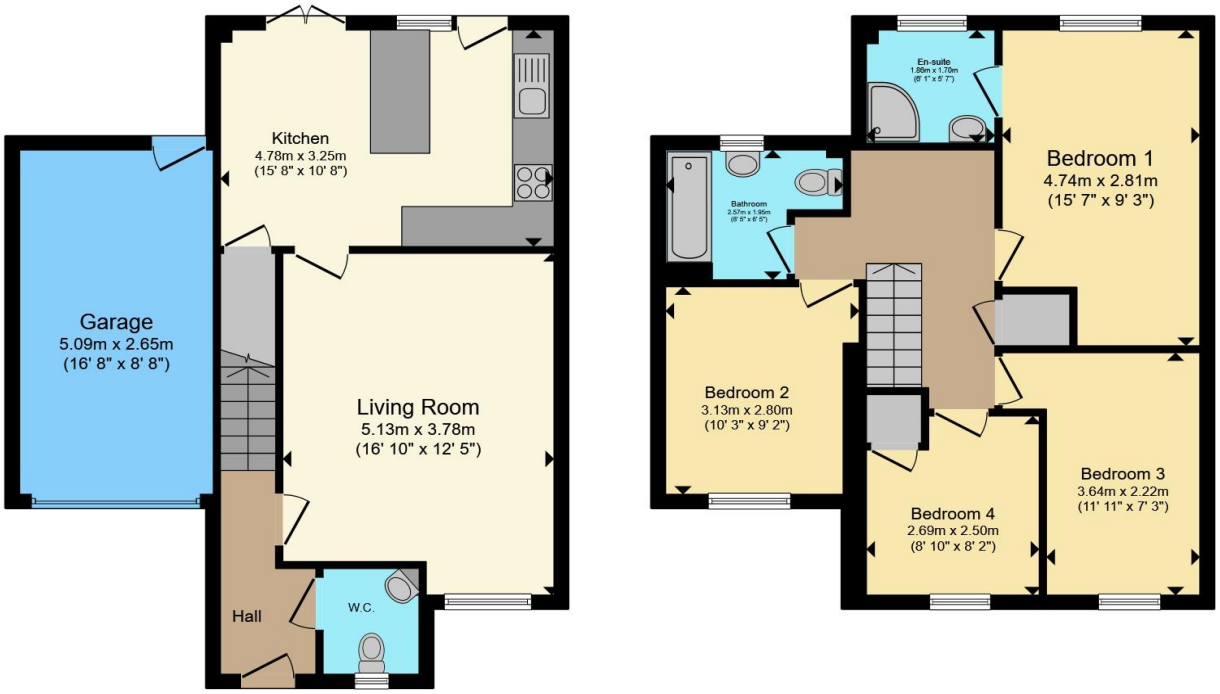












Ground Floor

First Floor

Total floor area 115.1 m² (1,239 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

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EPC Rating: C

Council Tax Band: C

view this property online PaulDubberley.co.uk/Property/PWB104474

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

The Property Ombudsman