

for sale
£475,000 Freehold

**Paul
Dubberley**



Harrington Croft West Bromwich B71 3RJ

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Property Description

Situated within a sought-after residential location in West Bromwich, this well-presented home offers spacious and versatile accommodation ideal for first-time buyers, growing families, and investors alike. Conveniently positioned for local schools, shops, transport links, and amenities, the property combines comfort with practicality.

The accommodation briefly comprises a welcoming entrance hall, a bright and spacious lounge perfect for relaxing and entertaining, and a well-appointed fitted kitchen offering ample storage and workspace. Upstairs, there are well-proportioned bedrooms and a family bathroom fitted with a contemporary suite.

Externally, the property benefits from a private rear garden providing an excellent space for outdoor enjoyment, while the frontage offers off-road parking. The location affords easy access to West Bromwich town centre, the M5 motorway network, and a range of local amenities.

Agents Note

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.

Access To The Property

Via steps leading up to a double glazed door to the front elevation into the entrance hallway

Entrance Hallway

Having stairs rising to the first floor landing, under stair storage cupboard, radiator and doors to downstairs cloakroom, lounge, reception room two and kitchen

Lounge

Double glazed bay window to the front, double glazed french doors leading into the conservatory, gas fire place with surround, two radiators, telephone and TV points.

Dining Room

Double glazed bay window to the front, double glazed window to the side elevation, radiator and TV point and door leading to the kitchen

Kitchen

Double glazed windows to the side and rear, a range of fitted wall and base units with work surfaces over, stainless steel 1.1/2 bowl sink drainer, tiling to splash back, electric oven, induction hob, cooker hood over, door to utility room, french doors leading to the conservatory, integrated dishwasher, space for integrated fridge/freezer, wall mounted central heating boiler, radiator and tiled floor.

Utility Room

Having double glazed window to the side, base units with work surfaces over, stainless steel sink drainer, plumbing for washing machine, radiator and extractor fan.

Conservatory

Being of a UPVC construction, double glazed windows to the rear and side, lights, radiator, french doors leading to the garden, door leading to the side driveway, tiled floor

First Floor Landing

Having double glazed window to the front, airing cupboard, storage cupboard, radiator, doors to bedrooms and stairs rising to the second floor landing

Bedroom One

Double glazed windows to the front and side elevation, radiator, TV and telephone points, walk in wardrobe area having mirrored doors

En-Suite

Double glazed window to the rear, panel bath with mixer taps over, shower over, separate shower cubicle, wash hand basin, extractor fan, low level WC, tiling to splash back, shaver point and radiator.

Bedroom Two

Double glazed windows to the rear and side elevation, built in wardrobes with mirrored doors, radiator, telephone point and door to en-suite

En-Suite

Low level WC, shower cubicle, wash hand basin, extractor fan, shaver point and radiator, tiling to splash back

Bedroom Five

Double glazed window to the front, radiator and telephone point

Family Bathroom

Having a double glazed window to the side elevation, radiator, bath with mixer taps and shower over, wash hand basin, low level WC extractor fan and is part tiled.

Second Floor Landing

Having doors to bedrooms three and four and shower room, storage cupboards

Bedroom Three

Double glazed window to the front, double glazed sky light window to the rear, radiator and restricted head height

Bedroom Four

Double glazed windows to the front and side elevation, radiator, telephone point and restricted head height

Shower Room

Having a double glazed sky light window to the front, shower cubicle, low level WC, wash hand basin, extractor fan, tiling to splash back

Double Garage

Having up and over doors, lighting and power and door leading to the rear garden

Rear Garden

Having lawned area, slabbed patio area, fence to all sides, gated side access to driveway.







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Total floor area 267.8 m² (2,882 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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To view this property please contact Paul Dubberley on

T 0121 525 2111
E westbromwich@pauldubberley.co.uk

290 - 292 High Street
WEST BROMWICH B70 8EN

EPC Rating: C Council Tax
Band: F

view this property online PaulDubberley.co.uk/Property/PWB105278

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.

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Property Ref: PWB105278 - 0003

