

for sale
offers over **£225,000** Freehold

**Paul
Dubberley**



Stanway Road WEST BROMWICH B71 1RW



Property Description

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Entrance Hall

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

Lounge

12' 4" max x 21' 5" plus bay (3.76m max x
6.53m plus bay)
Having a double glazed bay window to the
front elevation, double glazed French doors to
the rear and two central heating radiators.

Kitchen

11' 1" x 5' 6" (3.38m x 1.68m)
Having a double glazed window to the rear
elevation, fitted kitchen with a range of wall
and base units, with worksurfaces over,
stainless steel one bowl sink and drainer,
tiling to splash prone areas, electric oven and
gas hob, with cookerhood over, plumbing for
washing machine, and pantry with a double
glazed window to the side.

Landing

Having stairs from the entrance hall, loft
access, central heating radiator and doors to.

Bedroom One

11' 9" x 10' 5" (3.58m x 3.17m)
Having a double glazed window to the front
elevation and central heating radiator.

Bedroom Two

10' 5" x 9' 3" (3.17m x 2.82m)
Having a double glazed window to the rear
elevation and central heating radiator.

Bathroom

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

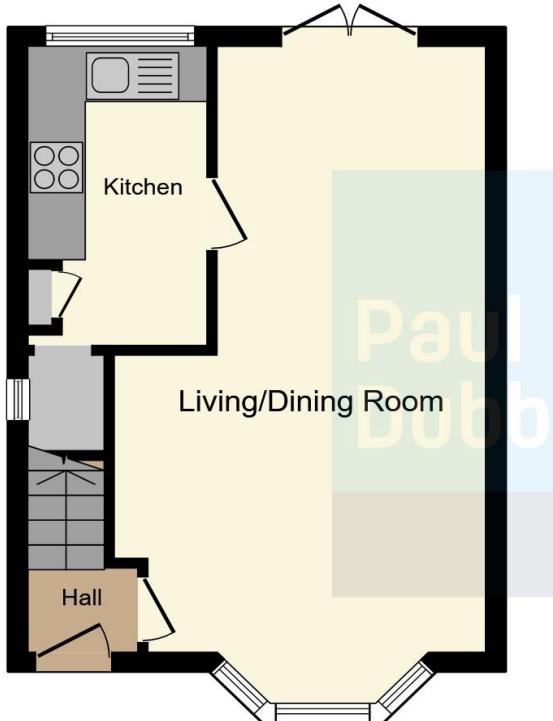
Agent Note

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

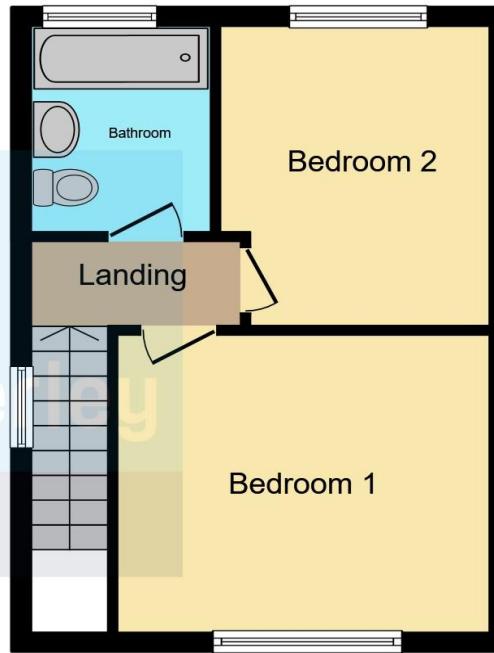








Ground Floor



First 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

To view this property please contact Paul Dubberley on

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290 - 292 High Street
 WEST BROMWICH B70 8EN

EPC Rating: D Council Tax
 Band: A

view this property online PaulDubberley.co.uk/Property/PWB104891

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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