

for sale

offers over

**£225,000** Freehold

**Paul  
Dubberley**



Stanway Road WEST BROMWICH B71 1RW



# 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.

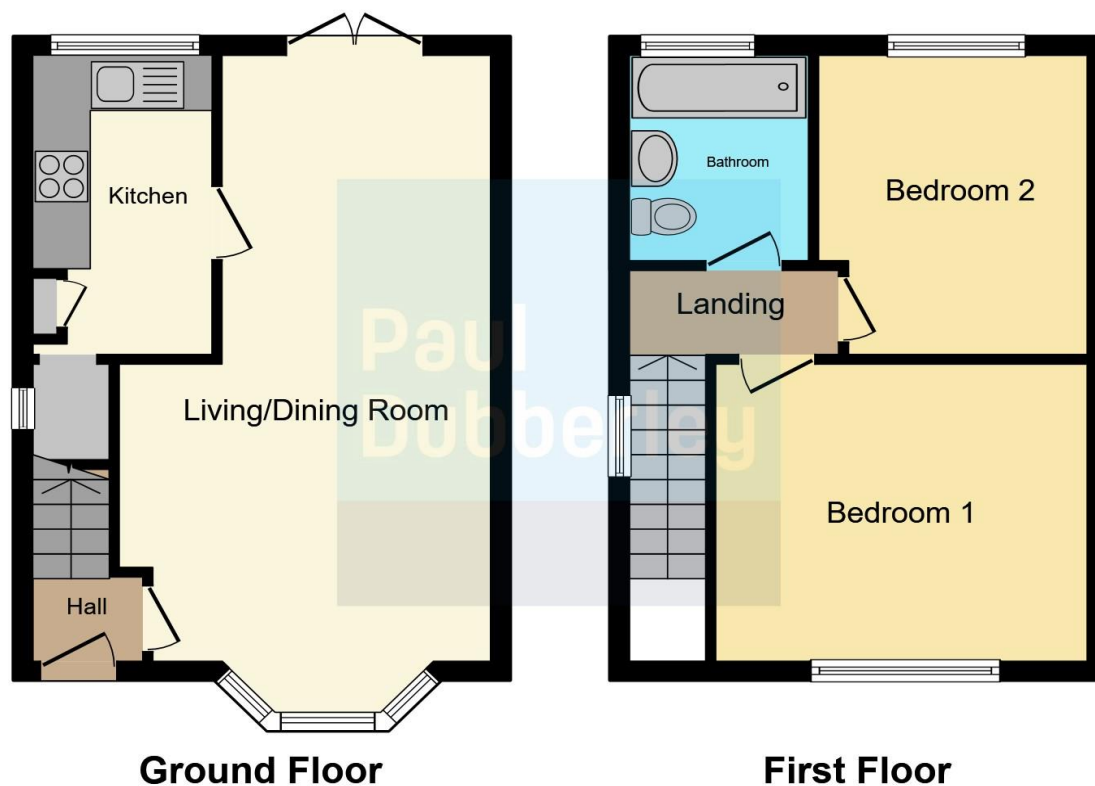












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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 WEST BROMWICH B70 8EN

EPC Rating: D Council Tax  
 Band: A

**view this property online** [PaulDubberley.co.uk/Property/PWB104891](http://PaulDubberley.co.uk/Property/PWB104891)

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