Paul Dubberley

PaulDubberley.co.uk

for sale

£325,000 **Freehold**



Creed Way West Bromwich B70 9JT

Beautifully presented and ideally located, this spacious family home offers stylish living accommodation, well-proportioned bedrooms, a modern kitchen, private rear garden and off-road parking. Situated close to local amenities, schools and excellent transport links, perfect for a growing family.

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Entrance Hall

Bedroom Three
12' 1" x 7' 3" (3.68m x 2.21m)
Bedroom Four
8' 6" x 8' 6" (2.59m x 2.59m)
Laundry Room
8' 6" x 5' 11" (2.59m x 1.80m)
Shower Room

Living Room
14' 9" x 13' 6" (4.50m x 4.11m)
Kitchen
14' 9" x 8' 6" (4.50m x 2.59m)
Bedroom Two
14' 10" x 8' 6" (4.52m x 2.59m)
Bedroom One
12' 1" x 11' 2" (3.68m x 3.40m)
En-Suite

Rear Garden

Agents Notes

The garage allocated to the property is held on a leasehold title - we have not been made aware of any charges/costs related to the Garage. Please make further enquiries with your conveyancer.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.













Total floor area 121.8 m² (1,311 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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To view this property please contact Paul Dubberley on

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290 - 292 High Street
WEST BROMWICH B70 8EN

Property Ref: PWB105684 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: C

view this property online PaulDubberley.co.uk/Property/PWB105684

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.