

for sale
£240,000 Freehold

**Paul
Dubberley**



Hales Crescent Smethwick B67 6QT

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Property Description

DO YOU HAVE A PROPERTY TO SELL?

We offer FREE selling valuations

DO YOU NEED A MORTGAGE?

Our fully qualified mortgage experts offer mortgage & remortgage advice

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.

The property welcomes you with a bright and spacious entrance hall leading to a comfortable lounge, perfect for relaxing or entertaining guests. The well-appointed kitchen provides ample storage and workspace, while the dining area offers an ideal setting for family meals and social gatherings.

Upstairs, the property boasts well-proportioned bedrooms, providing flexible accommodation for growing families, professionals, or those working from home. A contemporary family bathroom completes the first-floor layout.

Externally, the home benefits from a private rear garden, offering a wonderful space for outdoor entertaining, children's play, or enjoying the warmer months. To the front, there is off-road parking and an attractive approach enhancing the property's kerb appeal.

Conveniently located close to a range of local shops, supermarkets, schools, and leisure facilities, the property also enjoys excellent commuter links via the M5 motorway network, nearby bus routes, and railway stations, making travel into Birmingham City Centre and surrounding areas straightforward.

This fantastic property presents an excellent opportunity for first-time buyers, g

Entrance Hall

Having a double glazed door, understairs storage cupboard, stairs to the first floor and central heating radiator.

Reception Room

Having a double glazed bay window, fire place and central heating radiator.

Lounge/Dining Room

Having a double glazed window, fireplace and central heating radiator.

Kitchen

Having a double glazed window, fitted kitchen with a range of wall and base units, with worksurfaces over, oven and hob, sink and drainer, tiling to splash prone areas, plumbing for washing machine and central heating radiator.

Landing

Having stairs from the entrance hall and doors to.

Bedroom One

Having a double glazed window.

Bedroom Two

Having a double glazed window.

Bedroom Three

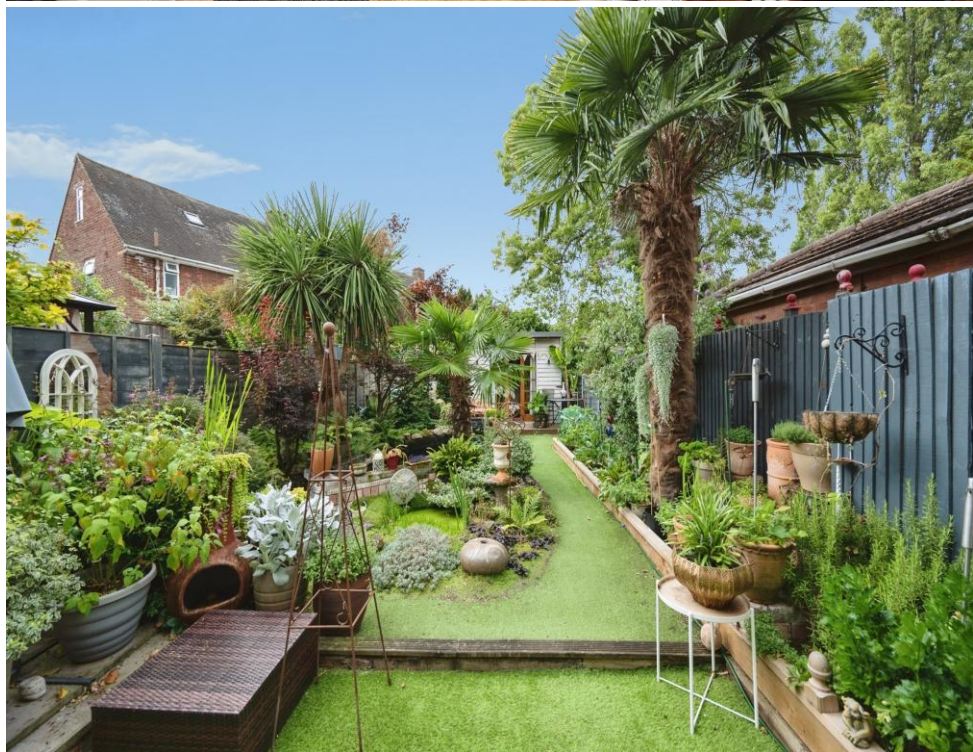
Having a double glazed window.

Bathroom

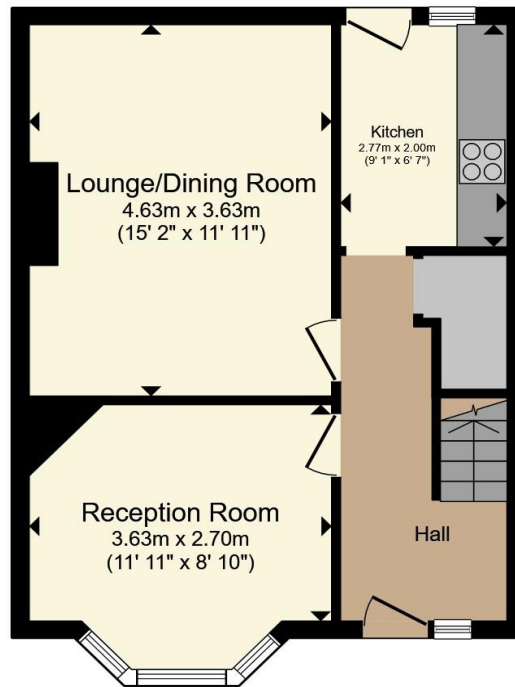
Having a double glazed window, bath with shower over, wash hand basin, low level WC,

extractor fan.

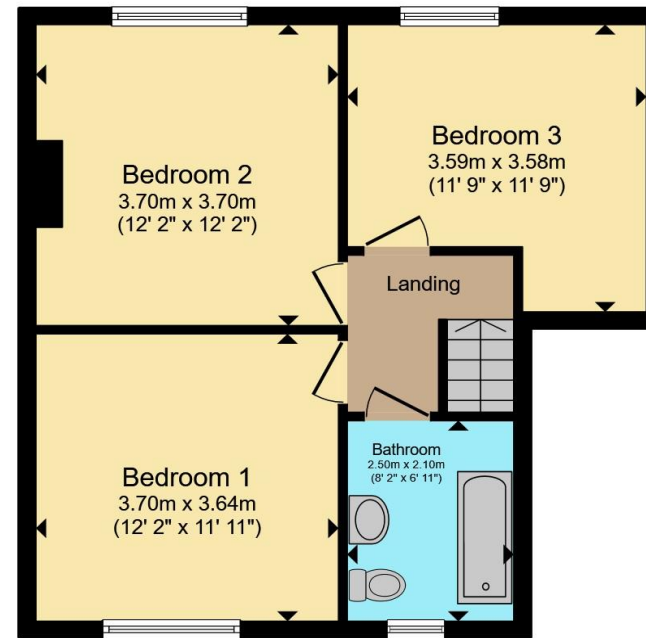








Ground Floor



First Floor

Total floor area 92.0 m² (990 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
Dubberley**

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290 - 292 High Street
WEST BROMWICH B70 8EN

EPC Rating: Council Tax
Awaited Band: B

view this property online PaulDubberley.co.uk/Property/PWB105598

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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