

for sale
£250,000 Freehold

**Paul
Dubberley**



Park Road Smethwick B67 5HU

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Property Description

DO YOU HAVE A PROPERTY TO SELL?

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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.

Entrance Hall

Double glazed door to the front, central heating radiator and doors to

Lounge

Double glazed window to the front elevation, TV and central heating radiator.

Dining Room

Double glazed window to the rear elevation, fireplace with surround, and stairs to the first floor.

Kitchen

Two double glazed windows to the side elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, one and half bowl sink and drainer, tiling to splash prone areas, plumbing for washing machine, gas hob and electric oven, with cookerhood over and central heating radiator.

Downstairs Wc

Double glazed window to the rear elevation, part tiled, low level WC and wash hand basin

Landing

Having stairs from the dining rooms and doors to

Bedroom One

Double glazed window to the front elevation and central heating radiator.

Bedroom Two

Double glazed window to the rear elevation and central heating radiator.

Bathroom

Double glazed window to the rear elevation, part tiled, shower cubicle, bath, low level WC wash hand basin and central heating radiator.

Agent Note

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









Total floor area 76.6 m² (825 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



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: B

view this property online PaulDubberley.co.uk/Property/PWB105480

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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