

for sale
£325,000 Freehold

**Paul
Dubberley**



Temple Meadows Road West Bromwich B71 4DE

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Property Description

An attractive and well-presented three-bedroom semi-detached home, ideally situated on the ever-popular Temple Meadows Road in West Bromwich. This delightful property offers spacious and versatile living accommodation, making it perfect for families, first-time buyers, or those looking to upsize. The ground floor briefly comprises a welcoming entrance hallway, a bright and airy lounge ideal for relaxing and entertaining, and a generously proportioned kitchen/diner fitted with a range of modern units and offering ample space. Upstairs, the property features three well-sized bedrooms, including two excellent doubles and a comfortable single, along with a contemporary family bathroom.

Externally, the home benefits from a well-maintained rear garden, perfect for outdoor enjoyment, and a driveway to the front providing off-road parking.

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 Porch

Having a double glazed door to the front elevation, and double glazed windows to the front and side.

Entrance Hall

Having a double glazed door to the front elevation, double glazed window to the side, stairs to the first floor, understairs storage cupboard and doors to.

Downstairs Wc

Having a double glazed window to the side elevation, part tiled, low level WC, and vanity wash hand basin.

Lounge

Having a double glazed bay window to the front elevation, double glazed patio doors to the rear, media wall, electric fire, TV, and central heating radiator.

Kitchen

Having double glazed windows to the rear and side elevations, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel one and half bowl sink and drainer, tiling to splash prone areas, integrated oven and hob, with cooker hood over, plumbing for washing machine, fridge freezer, spotlights to ceiling and central heating radiator.

Landing

Having stairs from the hallway, double glazed window to the front elevation, airing cupboard and doors to.

Bedroom One

Having a double glazed window to the rear elevation, TV and central heating radiator.

Bedroom Two

Having a double glazed window to the rear elevation and central heating radiator.

Bedroom Three

Having a double glazed bay window to the front elevation and central heating radiator.

Bathroom

Having a double glazed window to the side elevation, fully tiled, bath with mixer taps, low level WC, wash hand basin and central heating radiator.

Front Garden

Blocked paved for parking

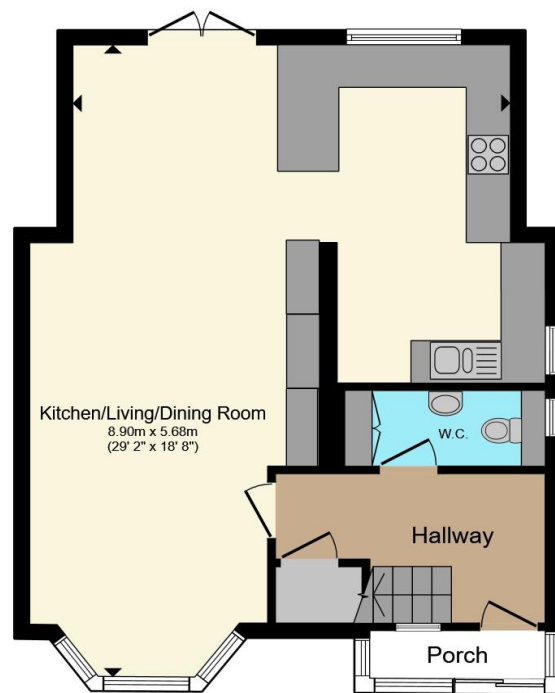
Rear Garden

Having paved patio area, lawn area and large shed to the rear with door and windows to the front

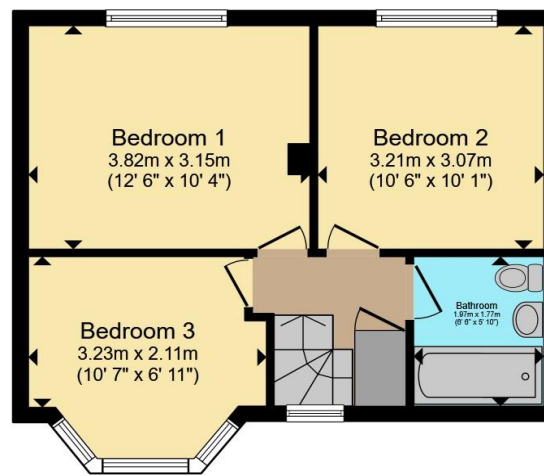








Ground Floor



First Floor

Total floor area 94.3 m² (1,015 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
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EPC Rating: D Council Tax
Band: C

view this property online PaulDubberley.co.uk/Property/PWB105455

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.

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