

for sale
£260,000 Freehold

**Paul
Dubberley**



Beaconview Road West Bromwich B71 3LU

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Property Description

Situated in a sought-after residential location, this beautifully presented home offers spacious and versatile accommodation, ideal for families and first-time buyers alike. The property boasts a welcoming entrance hall, a bright and spacious lounge, a modern fitted kitchen with dining space, and well-proportioned bedrooms designed for comfortable living.

Externally, the property benefits from a private rear garden, perfect for relaxing or entertaining, together with off-road parking. Conveniently located close to local schools, shops, transport links, and amenities, this fantastic home combines practicality with modern-day living.

Viewing is highly recommended to fully appreciate the accommodation and location on offer.

Entrance Hall

Door to the front, stairs rising to first floor landing, radiator and door to lounge

Lounge

Having a double glazed window to the front, radiator, gas fireplace with surround, TV and telephone points, archway to kitchen/diner

Kitchen/Diner

Double glazed window to the rear, double glazed french doors onto the garden patio. Having a fitted kitchen with a range of wall and base units, sink drainer, work surfaces over with tiling to splash prone areas, integrated electric hob and oven, cooker hood, plumbing for washing machine and dishwasher, radiator and understair storage.



First Floor Landing

Having a double glazed window to the side and doors to

Bedroom One

Having double glazed window to the rear, radiator, TV point and fitted wardrobes

Bedroom Two

Having double glazed window to the front, radiator, TV point and fitted wardrobes

Bedroom Three

Having a double glazed window to the front, radiator and fitted wardrobes

Shower Room

Having a double glazed window to the rear, wash hand basin with vanity unit, wc, shower cubicle, extractor fan, radiator and tiling to splash prone areas.

Garage

Up and over door to front, power and lighting.

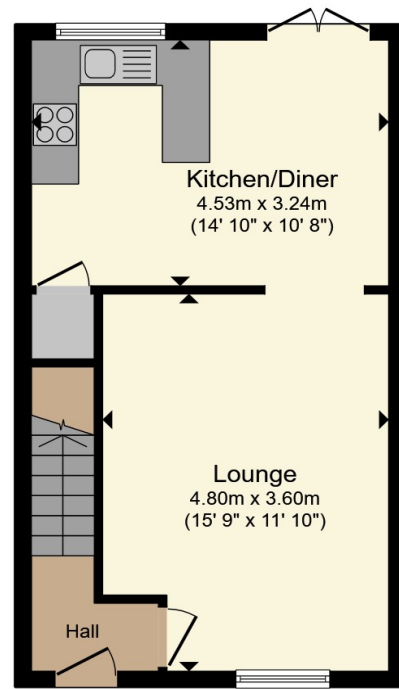
Agents Note

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.

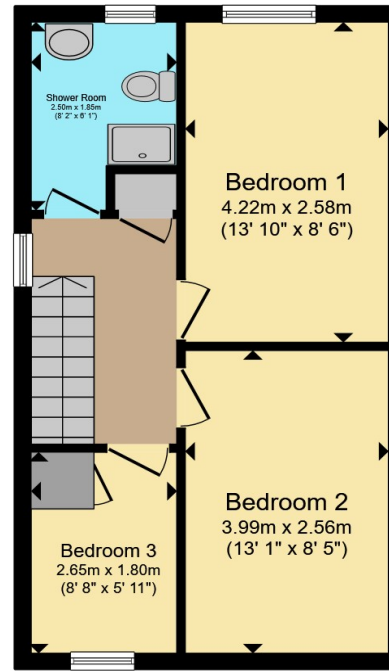




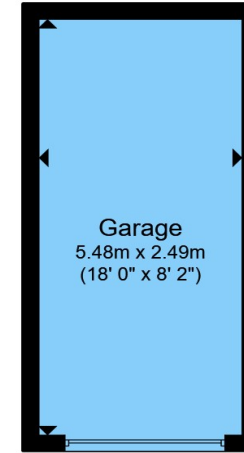




Ground Floor



First Floor



Garage

Total floor area 89.5 m² (963 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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To view this property please contact Paul Dubberley on

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290 - 292 High Street
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EPC Rating: C Council Tax
Band: C

view this property online PaulDubberley.co.uk/Property/PWB105677

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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